



54 Crossways, Peterchurch, Hereford, HR2 0TQ

Asking Price £183,000

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Trivett Hicks is pleased to offer this three bedroom bungalow, which would benefit from some improvement. The property is situated in the village of Peterchurch within Crossways a popular residential area. There are nearby schools, post office store and church.

The property offers in more detail, entrance porch, entrance hall, fitted kitchen, three bedrooms and a bathroom with electric shower. The property benefits from double glazing, driveway giving parking for several cars which leads to garage. Side gate gives access to the good size rear garden.

PORCH 5'1" x 2'0" (1.56m x 0.62m)

Double glazed sliding doors, obscure door to:

ENTRANCE HALL

Power points, telephone point, access to the roof space, door to:

FITTED KITCHEN 8'3" x 8'8" (2.52m x 2.63m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, integrated fridge/freezer, plumbing for automatic washing machine, fitted electric fan assisted oven, four ring ceramic hob with extractor hood over, double glazed window to the side and rear aspect, power points and ceiling spotlights.

LIVING ROOM 12'9" x 15'8" (3.88m x 4.78m)

Electric radiator, power points, feature fireplace, double glazed sliding doors to the rear garden, door to:

INNER HALLWAY 18'10" x 2'10" (5.74m x 0.87m)

Electric radiator, airing cupboard housing hot water tank, additional storage cupboard, skylight, door to:

BEDROOM ONE 9'9" x 13'9" (2.98m x 4.18m)

Double glazed window to the side aspect, fitted bedroom suite comprising wardrobes with overhead storage, integrated bedside units and drawers , electric radiator and power points.

BEDROOM TWO 8'4" x 10'4" (2.53m x 3.15m)

Double glazed window to side aspect and power points, door to:

BEDROOM THREE 6'9" x 10'4" (2.05m x 3.15m)

Double glazed window to the side aspect and power points.





BATHROOM

Fitted with three piece suite comprising panelled bath with fitted Mira shower and glass screen over, pedestal wash hand basin, low-level WC, light with heat lamp, extractor fan, door to:

OUTSIDE

The property is approached by driveway leading to garage with up and over door. To the rear of the property the garden is laid to lawn with patio area immediately to the rear of the property, also benefiting from garden store and outside tap.

DIRECTIONS

Leave Hereford on the A465 then turn right towards Clehonger on the B4349. Pass through Clehonger taking the left turn heading for Kingstone, stay on this road and pass through Kingstone. Turn right, follow the signs to Peterchurch, once entering Peterchurch take the first turning on your right sign posted Crossways. Continue and take the second turning on your left again signposted Crossways. Follow this road along as soon as the road starts to bear right you will see the property on the left hand side.

COUNCIL TAX

Band B £1971.57 2026/2027 (A reduction may be applicable for single occupancy).

TO VIEW

Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300.

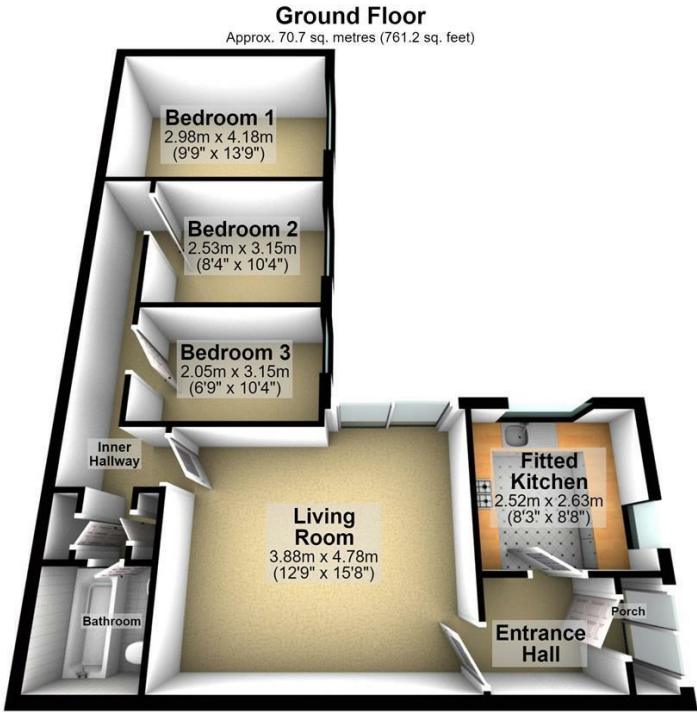
TENURE

Freehold

N.B.

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Floor Plan

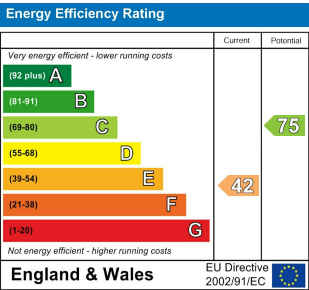


Total area: approx. 70.7 sq. metres (761.2 sq. feet)

Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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