



44 Southbank Road, Hereford, Herefordshire, HR1 2TL

£1,450

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HR1 2TL

Trivett Hicks is pleased to offer this spacious four bedroom detached bungalow To Let in this popular residential location. The property is situated within the sought after location of Southbank Road, which is within walking distance of Hereford College and close proximity to Hereford city itself.

The property offers living room, fitted kitchen/breakfast room with built in appliances to include fridge/freezer, oven and hob, utility room, three bedroom/bedroom 4/workroom, bathroom with separate shower cubical.

Outside garden planned for easier maintenance being laid to patio with raised beds and shrub/flower beds bordering. Parking for several cars to the front and single garage with power and light having remote controlled roller door.

FULL DETAILS

SPECIAL CONDITIONS

No Smoking

COUNCIL TAX

Band D £2,449.17 2025-2026 (A reduction may be applicable for single occupancy)

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

TO VIEW

To arrange a viewing you must complete our Registration Form. Viewings are strictly by arrangement with the Letting Agents Trivett Hicks, 10 St Peters Street Hereford Tel: 01432 274300.

DEPOSIT & RESERVATION

Registration form to be completed prior to viewing. Please see full Terms and Conditions attached to registration form.

Holding deposit to be paid prior to referencing.

The Deposit is equal to 5 weeks rent upon signing the tenancy agreement.







#### DIRECTIONS

Leave Hereford city centre on the Commercial Road, proceeding over the railway bridge continuing up Aylestone Hill on the A465. Once you pass over the railway bridge, take the second turning right into Bodenham. After a short distance take the next turning on the left into Southbank Road and the property will be found on the right hand side, after a short distance.

#### N.B

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.



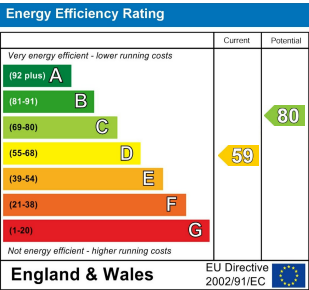
Floor Plan



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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