



1 Wye Cottages, Hampton Bishop, Hereford, HR1 4JN

Asking Price £259,995



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## NEW PRICE

Trivett Hicks is pleased to offer this two/three bedroom semi detached cottage style property, which would benefit from some improvement. The property is located in the highly popular area of Hampton Bishop, being a semi-rural location which has local public house with restaurant, village hall, church and great walks within the vicinity. The city centre is only just over a mile away, where you will find the usual facilities that you would expect from a city.

The property comprises of entrance hall, living room with wood burning stove, fitted kitchen/breakfast room, utility room, bathroom having bath and separate shower, bedroom three/study and cloakroom Wc all to the ground floor. To the first floor two bedrooms both with front aspects.

Outside the property benefits from off road parking for several cars and gardens to the side and rear. The property also benefits from gas central heating, outlook to the rear overlooking fields and character features throughout.

## FULL DETAILS

### ENTRANCE HALL

Radiator, stairs to the first floor, door to:

### LIVING ROOM 12'0" x 16'2" (3.65m x 4.94m)

Double glazed window to the front aspect, radiator, oak style laminate flooring, power points, exposed beams, attractive stone fireplace with inset wood burner on slabbed hearth and wooden mantle over.

### KITCHEN/BREAKFAST ROOM 12'0" x 9'8" (3.65m x 2.95m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge, fitted electric fan assisted oven, four ring ceramic hob with extractor hood over, double glazed window to rear aspect, double glazed window to front aspect, vinyl flooring, power points, ceiling spotlights, double glazed double doors to the rear garden.

### UTILITY ROOM

Fitted with worktop space, plumbing for automatic washing machine, space for fridge/freezer, double glazed window to the rear aspect, quarry tiled style flooring, power points, wall mounted gas boiler serving the heating system and hot water.





#### WC

Obscure double glazed window to the side aspect, fitted with low-level WC and vinyl flooring.

#### BATHROOM

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin, tiled splashbacks, recessed shower enclosure fitted with Triton electric shower, shaver point and light, obscure double glazed window to the rear aspect, radiator and vinyl flooring.

#### BEDROOM 3/STUDY 10'6" x 8'2" (3.20m x 2.49m)

Double glazed window to the rear aspect, radiator and power points.

#### LANDING

Double glazed window to the side aspect, power point, access to the roof space, door to:

#### MASTER BEDROOM 11'10" x 12'0" (3.60m x 3.65m)

Double glazed window to the front aspect, power points and radiator.

#### BEDROOM TWO 9'1" x 10'0" (2.76m x 3.06m)

Double glazed window to the front aspect, radiator, power points and exposed beamed ceiling.

#### COUNCIL TAX

Band C £2164.10 2025 - 2026 (A reduction may be applicable for single occupancy).

#### LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

#### TO VIEW

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



#### MONEY LAUNDERING REGULATIONS

Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

#### SERVICES

Septic tank drainage shared with the neighbouring properties, cost to empty being currently split with the neighbours.

#### TENURE

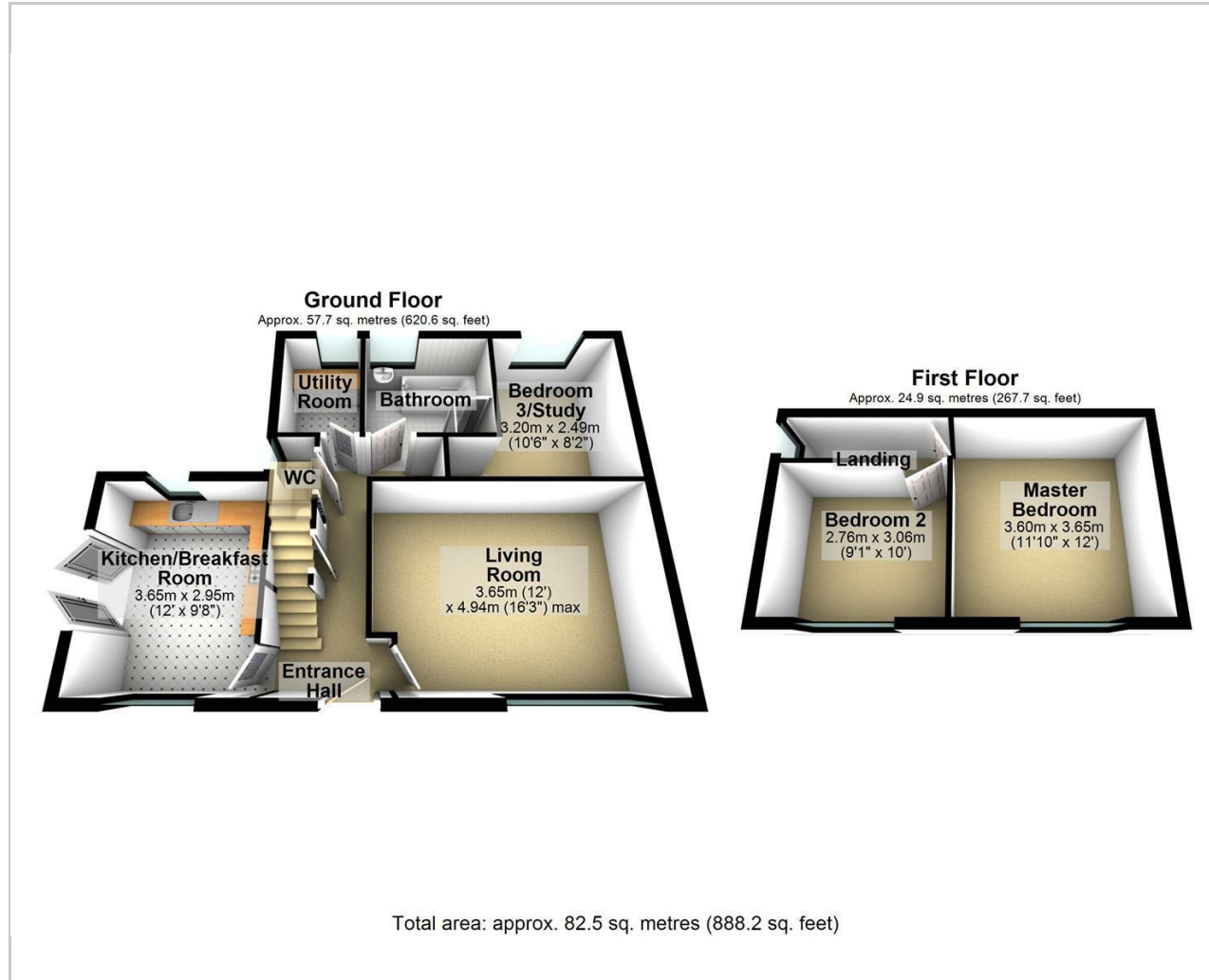
Freehold

#### N.B.

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers 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.



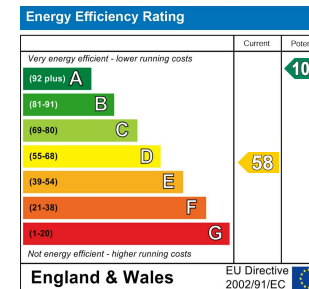
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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