



73 Kingsway, Hereford, HR1 1HB

Asking Price £215,000



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Trivett Hicks is pleased to offer this excellent two double bedroom semi detached property, which situated to the north of Hereford in this popular residential area. The home is close local amenities of Hereford city, which is less than one mile away and within walking distance of the local Co-op store.

The accommodation comprises in more detail, entrance hall, living room, fitted kitchen/breakfast room all to the ground floor. Whilst to the first floor two double bedrooms and a family bathroom having three piece suite with power shower over the bath.

Outside to the front, driveway providing off road parking for two cars. Side gate gives access to the rear garden which comprises patio area, lawn, two sheds, cold water tap all enclosed by wooden panelled fencing.

FULL DETAILS

ENTRANCE HALL

Radiator, oak style laminate flooring, stairs to the first floor, door to:

LIVING ROOM 15'4" x 9'6" (4.68m x 2.90m)

Double glazed window to the front aspect, radiator, laminate flooring, TV points, power points and under stairs cupboard.

FITTED KITCHEN/BREAKFAST ROOM 12'7" x 9'2" (3.84m x 2.80m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and cooker, double glazed window to the rear aspect, radiator, vinyl flooring, power points, ceiling spotlights, wall mounted gas boiler serving heating system and domestic hot water serving with heating timer control, double glazed obscure door to rear garden.

FROM ENTRANCE HALL STAIRS LEAD TO THE FIRST FLOOR

FIRST FLOOR

LANDING

Oak style laminate flooring, power point, door to:

MASTER BEDROOM 12'7" x 8'5" (3.84m x 2.59m)

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

BEDROOM TWO 9'9" x 9'6" (2.98m x 2.91m)

Double glazed window to the front aspect, built in wardrobe with full-length mirrored sliding doors, radiator and power points.

BATHROOM

Fitted with three piece suite comprising panelled bath with power shower over, pedestal wash hand basin with tiled splashbacks, low-level WC, extractor fan, shaver point, obscure double glazed window to THE side aspect, radiator and vinyl flooring.



GARDEN

The property is approached by driveway providing parking for two cars. Side gate gives access to the rear garden which comprises patio area, lawn, two sheds, cold water tap all enclosed by wooden panelled fencing.

DIRECTIONS

From Hereford City proceed along Commercial Road and shortly after going over the railway bridge turn left into Barrs Court Road. Follow this road to the mini-roundabout, taking the second exit into Kingsway. Continue along Kingsway, just before passing the turning to Regent Gardens you will see the property immediately on your left hand side.

TO VIEW

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

COUNCIL TAX

Band B £1794.59 2024/2025 (A reduction may be applicable for single occupancy).

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.

LOCAL AUTHORITY

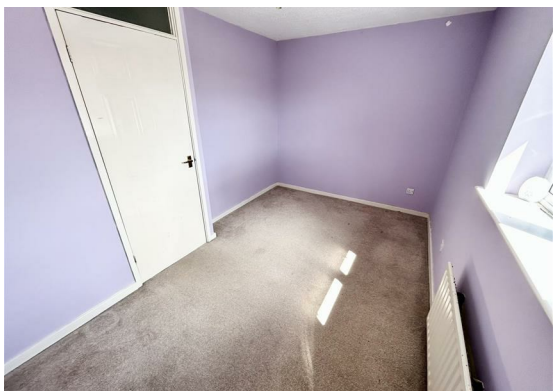
Herefordshire Council. Tel: 01432 260000.

TENURE

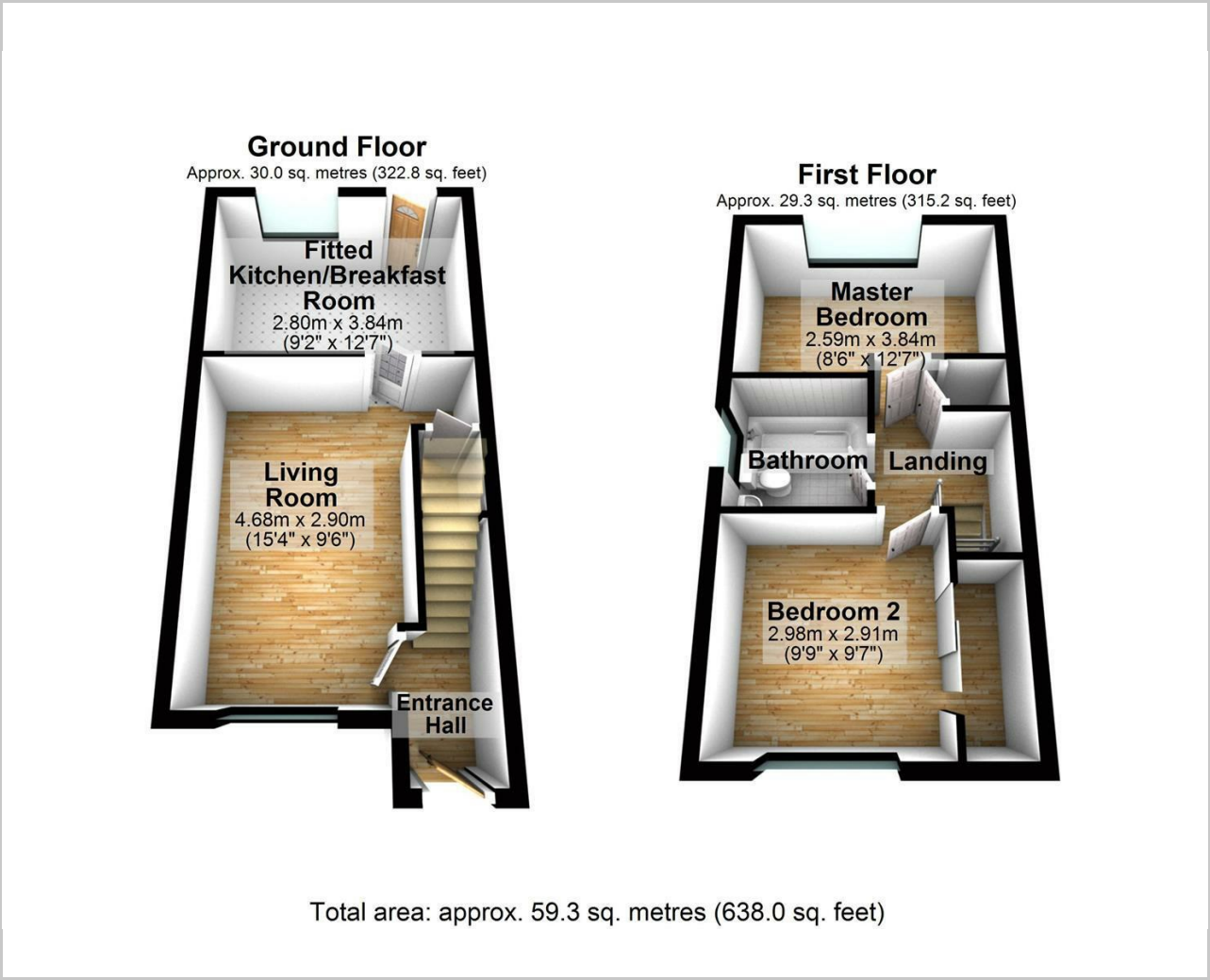
Freehold

N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 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 before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 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.



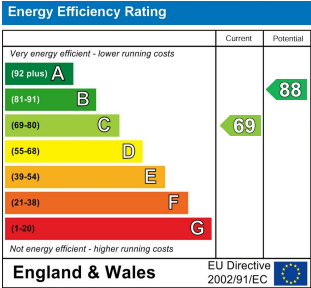
Floor Plan



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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