



BRITISH  
PROPERTY  
AWARDS  
2022  
★ ★ ★ ★ ★  
GOLD WINNER  
ESTATE AGENT  
IN ROSS-ON-WYE

Flat 5 Barnamore House, Whitestone, Hereford, HR1 3SG

£800 PCM



## Flat 5 Barnamore House, Whitestone, Hereford, HR1 3SG

Trivett Hicks is pleased to offer this two bedroom apartment, which is situated within a converted country house located in the Whitestone area. Whitestone is approximately 4 miles from the outskirts of Hereford city. The property comprises of fitted kitchen/breakfast room, living room on the ground floor. To the first floor two bedrooms and a bathroom.

Outside the property has courtyard garden and off road parking.

Hereford City offers numerous amenities to include various shops, supermarkets, recreational facilities, educational establishments, railway and bus stations to name but a few.

### FULL DETAILS

### SPECIAL CONDITIONS

No smokers  
No pets

### COUNCIL TAX

Band B £1790.04 2024 - 2025 (A reduction may be applicable for single occupancy).

### LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

### RESERVATION FEE & DEPOSIT

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 and then returned on day of sign up.

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

### 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.



#### DIRECTIONS

From Hereford City proceed over Aylestone Hill to the roundabout and take the exit signposted Worcester A4103. Proceeding towards Worcester you will pass the left turn to Withington, then pass the right turn to Bartestree. Continue on the road it will then bend to the left, shortly after this the entrance to Barnamore House will be found on the right hand side. If you pass the Plant Sales sign on the right hand side you will have gone to far. Drive into the parking area and bear right the property will be seen on the left hand side.

#### 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.

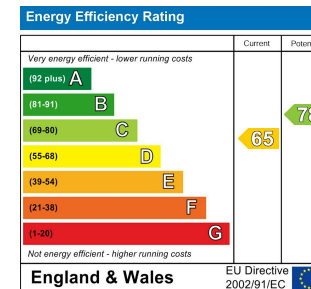
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 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.



**BRITISH  
PROPERTY  
AWARDS  
2022**

**GOLD WINNER**

ESTATE AGENT  
IN ROSS-ON-WYE

**RELAX,  
YOU ARE IN  
SAFE HANDS**



### Hereford

T 01432 274300

E hereford@trivett-hicks.com

10 St. Peters Street

Hereford

HR1 2LE

### Directors

Jason Hicks MNAEA

Jeremy Trivett

### TrivettHicks Ltd Registered Office

SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

### Ross-on-Wye

T 01989 768666 F 01989 764185

E ross@trivett-hicks.com

53 Broad Street

Ross-on-Wye

HR9 7DY