



BRITISH  
PROPERTY  
AWARDS

2022



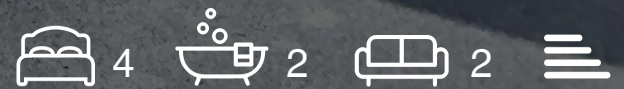
GOLD WINNER

ESTATE AGENT  
IN ROSS-ON-WYE



Keel Plot 179 Kingstone Grange, Kingstone, Hereford,  
Herefordshire, HR2 9HN

Asking Price £315,000



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NEW HOME, Plot 179, PRICES JUST REDUCED FOR LAST THREE PLOTS REMAINING.

This property a four bedroom detached house with wardrobe and en-suite to master bedroom, open plan kitchen/dining room with french doors to garden, separate living room with feature bay window, single garage and parking.

Located in the popular village of Kingstone, this property benefits from local amenities such as a Post Office, Bus Stop, Village Pub and numerous local shops. Nearby there is a local High School and Primary School.

#### PROPERTY DETAILS

HALL

CLAOKROOM WC

LIVING ROOM 16'4" excl bay x 11'4" (4.99 excl bay x 3.46)

KITCHEN/DINING 19'4" x 12'2" (5.91 x 3.72)

BEDROOM 1 9'9" min x 9'6" max (2.99 min x 2.92 max)

EN-SUITE

BEDROOM 2 10'3" min x 9'6" max (3.14 min x 2.92 max)

BEDROOM 3 9'4" x 7'7" (2.87 x 2.33)

BEDROOM 4 9'6" max x 9'4" max (2.92 max x 2.87 max)

BATHROOM

TO VIEW

To arrange a viewing please contact Trivett Hicks, 10 St Peters Street Hereford Tel: 01432 274300 or hereford@trivett-hicks.com

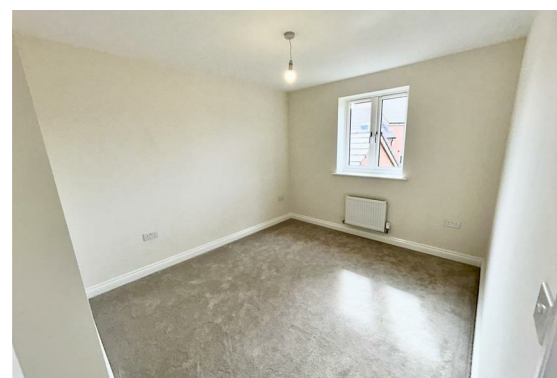
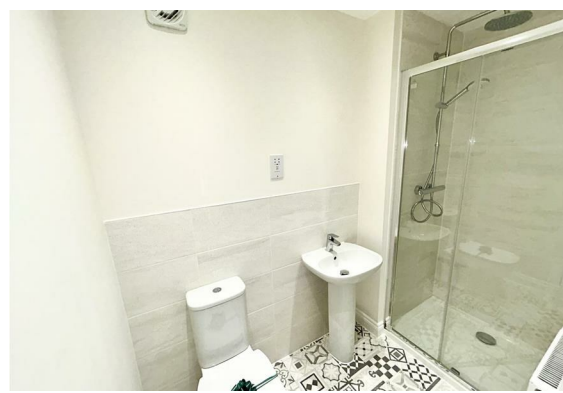
TENURE

Freehold

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.





#### MONEY LAUNDERING

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.

#### 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

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

## 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.



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**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