



Trivett Hicks



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE

1 Bage Pitch Lulham, Madley, Hereford, Herefordshire,
HR2 9JP

£1,000 PCM



1 Bage Pitch Lulham, Madley, Hereford, Herefordshire, HR2 9JP

Trivett Hicks is pleased to offer this three bedroom semi detached property situated in the rural outskirts of Madley in Lulham. The popular village of Madley, which is situated west of Hereford itself has good facilities on offer such as a local church, post office store, public house, primary school and public transport.

The property offers in more detail living room, diner with wood burning stove, fitted kitchen with oven and hob, cloakroom Wc all to the ground floor. To the first floor three bedrooms and a family bathroom with electric shower. The property has oil fired central heating, off road parking for several cars, large gardens and various wooden stores.

Available from the 25th August 2025.

FULL DETAILS

SPECIAL CONDITIONS

No Smoking
No Pets

COUNCIL TAX

Band C £1809.65 (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. Please request one of these.

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

HOLDING DEPOSIT & RESERVATION

Registration form to be completed prior to viewing.

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.



DIRECTIONS

From the Hereford city centre proceed over Greyfriars Bridge heading south on the A49, when approaching the traffic lights at the main roundabout, continue into the Belmont Road A465. Continue to the Tesco roundabout and go straight over towards Abergavenny. From the A465 take the second turning on the right into B4352 signposted Clehonger, Kingstone, Madley. Proceed along this road passing through Clehonger. Then after approximately 3½ miles pass through Madley crossroads then turn right sign posted Bridge Sollers & Lulham. Continue for about a mile and a half into Lulham and the road drops down into a dip, then bends sharply left and then right. As the road starts to climb you will see a public footpath sign on your right. The turning into 2 Bage Pitch is almost immediately on the left hand side. Take this left continue along the shared driveway for a short distance and 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.

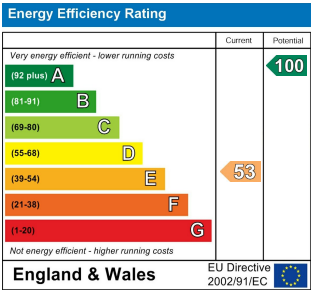
Floor Plan



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 firms 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