

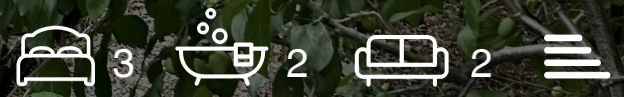


Trivett Hicks



71 Aylestone Hill, Hereford, HR1 1HX

Asking Price £630,000



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Trivett Hicks is pleased to offer for sale this three bedroom individual detached dormer bungalow, set back in one of the most sought after locations in Hereford. The residence is approached by sweeping driveway which gives access to the generous parking area. The property in more detail offers entrance hall, living room, dining room, family room, recently re-fitted kitchen with integrated oven, hob, dishwasher, washing machine and microwave, two bedrooms and a shower room all to the ground floor. To the first floor master bedroom having en-suite bathroom with shower, sliding doors from the bedroom give access to the balcony area.

Outside the property has long driveway providing off road parking for several cars. The driveway gives access to two carports and a single garage. Gates to the side of the property lead to large pond with feature bridge. To the side of this a covered seating area, the pathway proceeds beyond this where there is an AstroTurf area for easy maintenance. To the rear of the garage a utility cupboard with power points and plumbing for washing machine, space for tumble dryer. Also to the rear of the garage a cloakroom WC. As you continue to the far end of the garden, there you will find a studio 3.49m x 2.10m, the studio has fitted wood burner for those colder days. To the right of the studio a covered barbecue area, in addition to the aforementioned there are several other garden stores.

FULL DETAILS

ENTRANCE HALL

Obscure double glazed windows to the front aspect, power points, oak style wood flooring, obscure double glazed entrance door with feature stained glass squirrel, door to:

LIVING ROOM 17'10" x 14'11" (5.46m x 4.56)

Double glazed windows to the front, rear and side aspects, 2 x radiators, TV point, TV points, power points, dimmer control lights, living flame effect gas fire with marble hearth and mantle over, double glazed double doors to the garden, door to:

DINING ROOM 15'11" x 7'10" (4.86m x 2.41m)

Double glazed window to the side aspect, single radiator, oak style wood flooring, power points, coved ceiling and ceiling spotlights.

FITTED KITCHEN 14'10" x 7'7" + 10'4" x 8'2" (4.53m x 2.32m + 3.15m x 2.50m)

Fitted with a matching range of base and eye level units with worktop space over having under-lighting, 1+1/2 bowl sink unit with mixer tap, tiled splashbacks, integrated dishwasher and automatic washing machine, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed window to the side aspect, radiator, ceramic tiled flooring, power points, dimmer controlled lights, ceiling spotlights, wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control, fitted eye level electric fan assisted double oven, four ring ceramic hob, ceramic flooring, power points, ceiling spotlights, open plan to:





FAMILY ROOM 14'10" x 9'6" (4.53m x 2.92m)

Double glazed windows to the side aspect, ceramic flooring, TV point, power points and ceiling spotlights.

BEDROOM 2 14'11" x 13'3" (4.55m x 4.04m)

Double glazed window to front & rear aspect, fitted bedroom suite with a range of wardrobes to the one wall with half mirrored doors, dressing table, 2 x bedside cabinets and drawers, radiator, telephone point, power points and coved ceiling.

BEDROOM 3 10'11" x 10'11" (3.35m x 3.33m)

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

SHOWER ROOM

Fitted with three piece suite comprising shower cubical with fitted Mira power shower and glass screen, wash hand basin in vanity unit with cupboards under, low-level WC, heated towel rail, tiled splashbacks, obscure double glazed window to the rear aspect, ceramic tiled flooring and ceiling spotlights.

FIRST FLOOR

From entrance hall stairs lead to the first floor.

LANDING

Double glazed window to the side aspect, two eves storage cupboards, door to:

MASTER BEDROOM 13'6" x 12'4" (4.14m x 3.76m)

Velux skylight, radiator, power points, 2 x built in double wardrobes and double glazed sliding doors to balcony area.

EN-SUITE BATHROOM

Fitted with three piece suite comprising panelled bath with fitted Mira electric shower, glass screen over, wash hand basin in vanity unit with cupboards under, tiled splashbacks, low-level WC, obscure double glazed window to the side aspect, radiator and ceramic tiled flooring.

DIRECTIONS

Leave Hereford city centre on the Commercial Road, proceeding over the railway bridge continuing up Aylestone Hill on the A465. At the roundabout go straight across and then after a short distance the property will be found on the left hand side.

COUNCIL TAX

Band F £3181.21 2023/2024 (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.

N.B

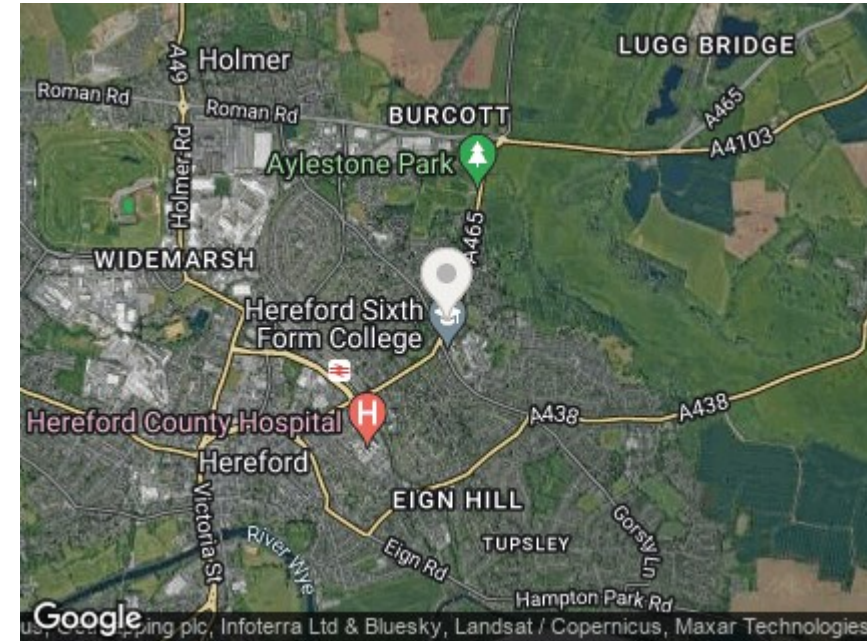
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive	2002/91/EC	

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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