



2 Stopford Close, Hereford, Herefordshire, HR1 1TW

Asking Price £545,000



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NEW PRICE

Trivett Hicks is pleased to offer this spacious four bedroom detached property in a prime residential area For Sale. The property is situated within a select cul-de-sac development of only four properties. The sought after location is within walking distance to Hereford College and close proximity to Hereford city itself, being approximately 1 mile away.

The property's accommodation in more detail offers; entrance hall, living room, dining room, kitchen/breakfast room with fitted oven and hob, cloakroom WC and conservatory to the ground floor. To the first floor four bedrooms and family bathroom with shower. The property has off road parking for several cars, garage and a good sized rear walled garden with brick built summer house.

More photographs, room measurements and floorplan will be added in the New Year.

FULL DETAILS

GROUND FLOOR

ENTRANCE HALL

Radiator, telephone point, power points, stairs to the first floor, door to:

CONSERVATORY 9'1" x 12'4" (2.77 x 3.77)

Double glazed window to the front and side aspect, ceramic tiled flooring, door to:

LIVING ROOM 19'10" x 12'11" (6.06 x 3.94)

Double glazed window to the front aspect, two radiators, TV point, power points, coved ceiling, feature stone faced fireplace with living flame effect gas fire, marble effect hearth and mantle over, double glazed sliding doors to the rear garden, opening to:

DINING ROOM 10'4" x 10'3" (3.17 x 3.14)

Double glazed window to the rear aspect, radiator, power point and serving hatch from Kitchen.

CLOAKROOM

Obscure glazed window to the side aspect, fitted with two piece suite comprising wash hand basin, tiled splashbacks, low-level WC, beech style vinyl flooring.

FITTED KITCHEN/BREAKFAST ROOM

Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, four ring hob with extractor hood over, double glazed window to the rear aspect, double radiator, vinyl flooring, power points, Valliant wall mounted gas boiler serving heating system and domestic hot water with heating timer control, fitted tall storage cupboard and double glazed obscure door to the side.

FIRST FLOOR





LANDING
Radiator, access to the roof space, fitted airing cupboard housing hot water tank, door to:

MASTER BEDROOM 19'10" x 12'11" (6.06 x 3.94)
Double glazed window to the front and rear aspect, two radiators, telephone point, power points and coved ceiling.

BEDROOM 2 10'11" x 10'4" (3.35 x 3.17)
Double glazed window to the rear aspect, radiator, power points and built in wardrobe with folding doors.

BEDROOM 3 10'4" x 9'1" (3.17 x 2.78)
Double glazed window to the rear aspect, radiator, power points and built in wardrobe with folding doors.

BEDROOM 4 9'5" x 8'10" (2.89 x 2.71)
Double glazed window to the front aspect, radiator and power point.

BATHROOM
Fitted with three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin, tiled splashbacks, low-level WC, heat lamp, shaver point, radiator, beech style vinyl flooring and obscure double glazed window to the side aspect.

BALCONY 13'4" x 3'1" (4.07 x 0.95)
With front aspect.

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

TENURE
Freehold

LOCAL AUTHORITY
Herefordshire Council Tel: 01432 260000.

COUNCIL TAX
Council Tax band F £3181.21 2023 - 2024 (A reduction may be applicable for single occupancy).

DIRECTIONS
Leave Hereford on the A438 taking the right turn into Eign Road, continue on this road which leads into Hampton Park Road. Continue on the Hampton Park Road for a short while taking your left turn into Vineyard Road. Take your next right turn into Stopford Close and the property will be found on the left hand side.

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.

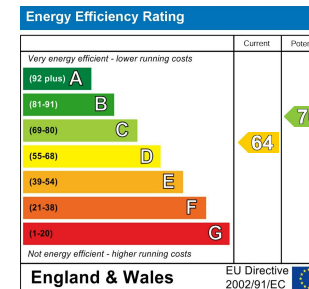
Floor Plan



Area Map



Energy Efficiency Graph



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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