



53 Prospect Walk, Hereford, HR1 1PA

Asking Price £240,000



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Trivett Hicks is pleased to offer this well presented three bedroom property offering ideal family accommodation. Situated in the popular residential area of Tupsley, the property comprises of an enclosed double glazed entrance porch, entrance hall, living room/diner and fitted kitchen to the ground floor. To the first floor three good sized bedrooms, family shower room and separate Wc.

This popular location offers several nearby amenities to include; Post Office stores, public house, hairdressers, takeaway foods, church, schools and higher educational establishments to name but a few, with a regular bus service to Hereford City and all its amenities.

Furthermore the accommodation benefits from double glazing, gas central heating, enclosed garden to the rear and garage.

FULL DETAILS

GROUND FLOOR

PORCH

Obscure double glazed window to the front aspect, door to:

ENTRANCE HALL

Radiator, beech style laminate flooring, central heating thermostat, stairs to the first floor, door to:

FITTED KITCHEN 11'3" x 8'8" (3.44 x 2.65)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, four ring ceramic hob with extractor hood over, double glazed window to the rear aspect, beech style laminate flooring, power points, ceiling spotlights, double glazed door to the rear garden, door to:

DINING ROOM 10'0" x 9'5" (3.06 x 2.88)

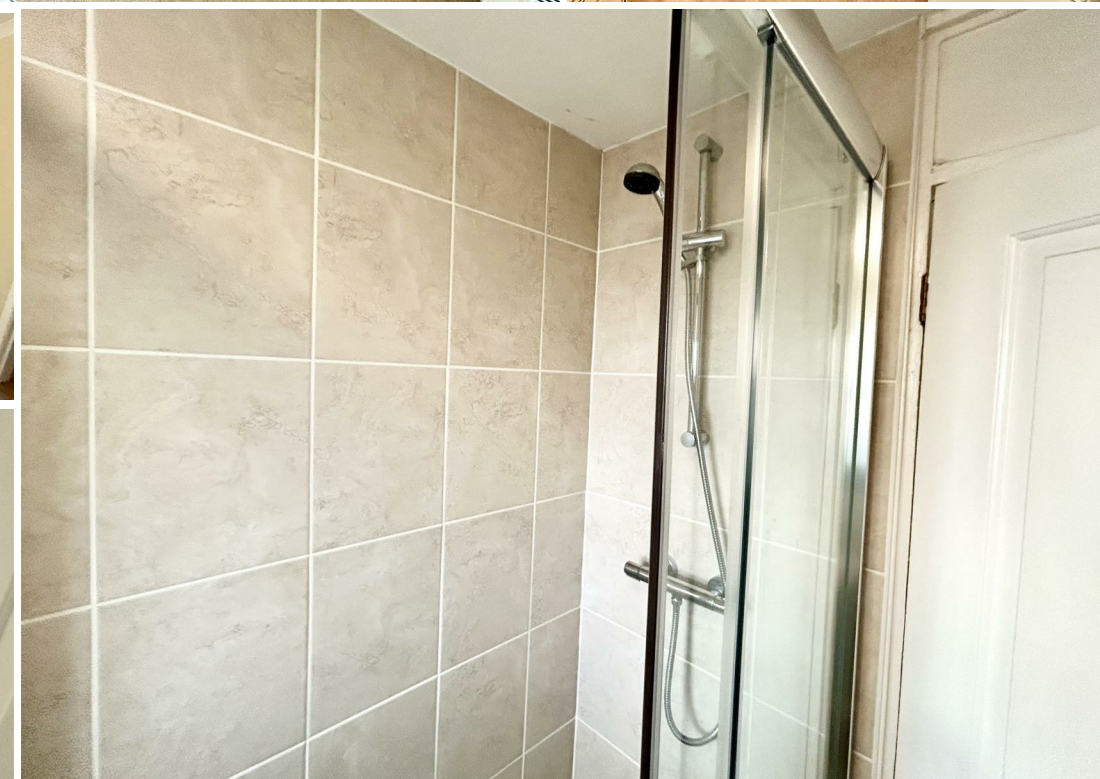
Double glazed window to the rear aspect, radiator, power points and opening to:

LIVING ROOM 12'9" x 11'2" (3.91 x 3.42)

Double glazed window to the front aspect, radiator, TV point, power points, gas fire with marble hearth and wooden mantle over.

FIRST FLOOR

Fitted cupboard housing Worcester gas boiler supplying central heating and domestic hot water, door to:





MASTER BEDROOM 10'9" x 10'3" (3.28 x 3.14)
Double glazed window to the front aspect with views over open countryside, radiator, power points and fitted wardrobe, door to:

BEDROOM 2 11'1" x 9'6" (3.39 x 2.92)
Double glazed window to the rear aspect with views towards countryside in the distance, radiator, power points and fitted wardrobe.

BEDROOM 3 9'1" x 7'4" (2.77 x 2.26)
Double glazed window to the front aspect with views over open countryside, radiator and power points.

SHOWER ROOM
Fitted with two piece suite comprising with fitted power shower in shower cubical with glass screen, wash hand basin in vanity unit with cupboards under, tiled splashbacks, heated chrome towel rail, obscure double glazed window to the rear aspect.

WC
Obscure double glazed window to the rear aspect, comprising low level Wc .

TENURE
Freehold

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.

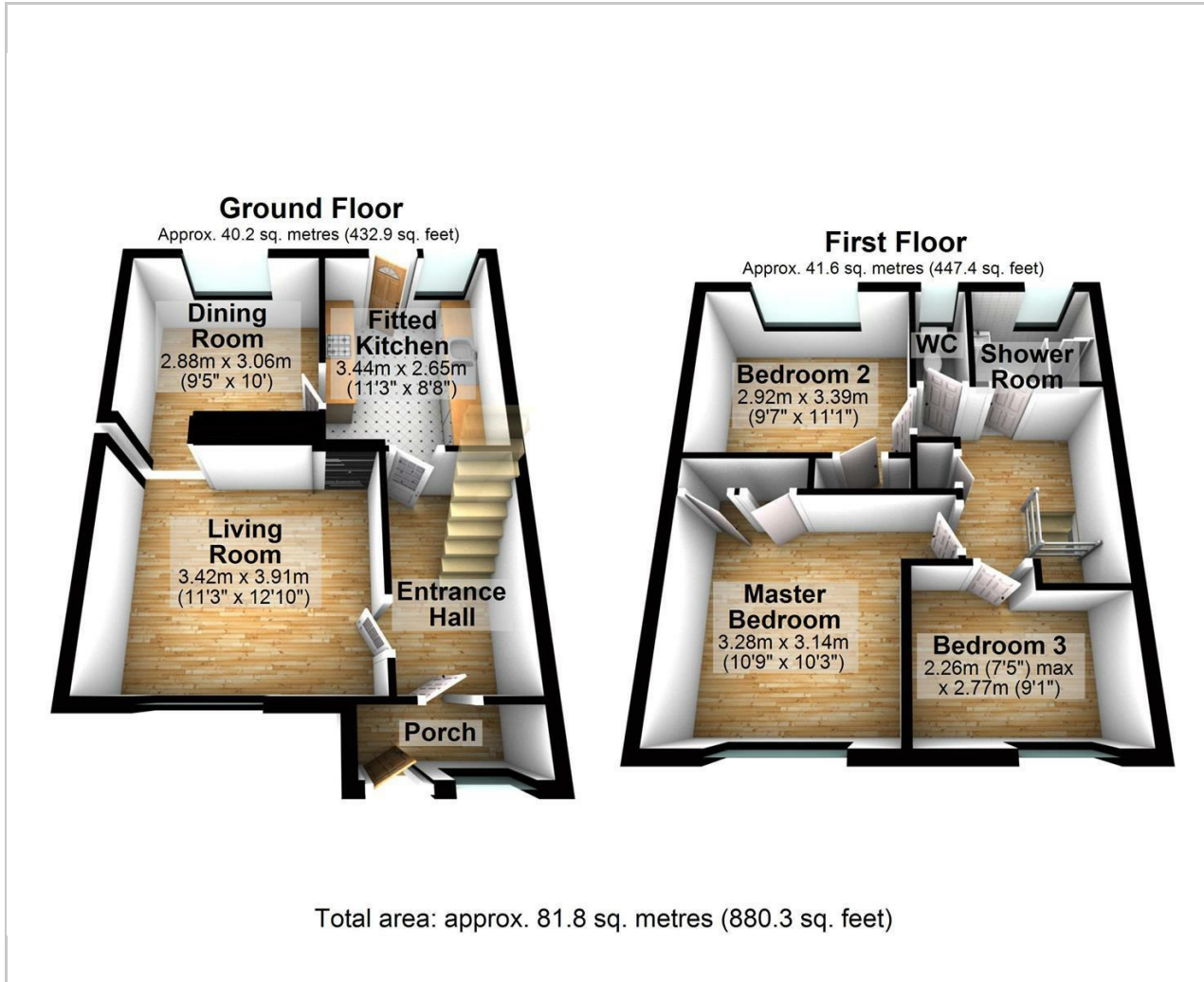
COUNCIL TAX
Band B £1712.95 2023/2024 (A reduction may be applicable for single occupancy)

DIRECTIONS
Proceed out of Hereford City centre along Commercial Road and up Aylestone Hill. At the top of Aylestone Hill when you reach the mini roundabout, take the second exit into Folly Lane. Continue along this road until you reach the traffic lights and then turn left into Whittern Way. Proceed along this road for a short while and take your fourth turning on your left into Eastnor Drive. Park up at the end of Eastnor Drive and you will see the signs for Prospect Walk. Proceed on the footpath and the property will be found a short distance on the right hand side.

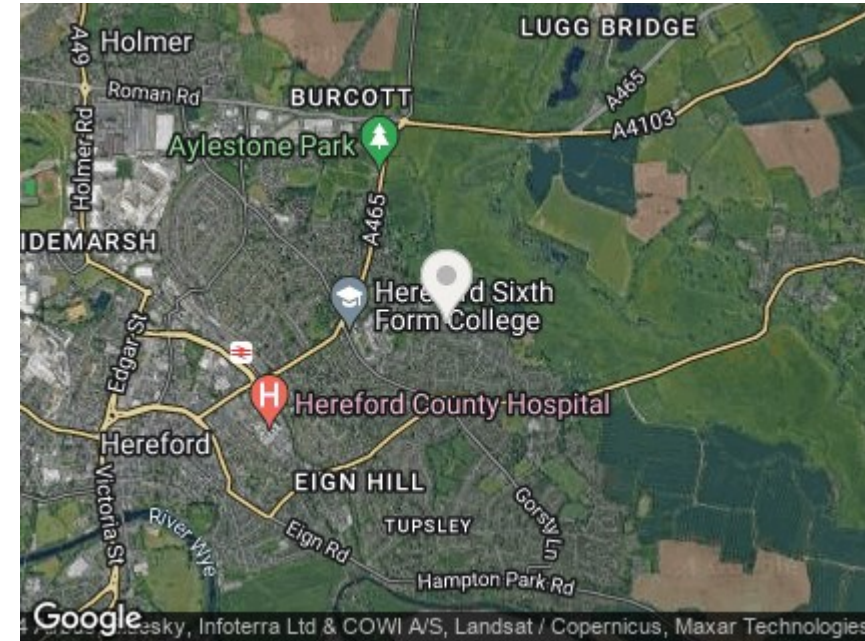
TO VIEW
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

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.

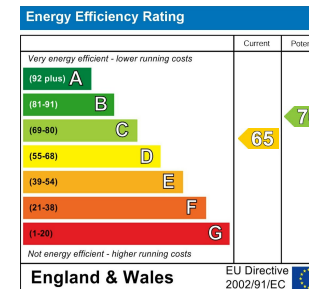
Floor Plan



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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