



47 Aylesbrook Road, Hereford, HR4 9QS

Asking Price £260,000



## 47 Aylesbrook Road, Hereford, HR4 9QS

Trivett Hicks is pleased to offer this well presented three bedroom semi detached house. The property is situated in this extremely popular residential location on the northern side of Hereford City. The area offers various amenities such as a local store, The Co-operative supermarket, a public house and a regular bus service to the city centre.

This accommodation comprises of entrance hall, living room with wood burner, fitted kitchen/dining room, utility room and shower room all to the ground floor. To the first floor three bedrooms (two being double) and a family bathroom with shower. The property benefits from replaced gas central heating boiler, double glazing, gardens, garage and resurfaced rear driveway providing off road parking for two cars.

### FULL DETAILS

#### ENTRANCE HALL

Radiators, stairs to the first floor, under-stairs storage, fitted cupboard, doors to:

#### SHOWER ROOM

Fitted with three piece suite comprising shower enclosure with fitted Mira electric shower, pedestal wash hand basin with tiled splashback, low-level WC, extractor fan, skylight, vinyl flooring and ceiling spotlights.

#### LIVING ROOM 13'5" x 11'5" (4.09m x 3.50m )

Double glazed window to the front aspect, radiator, telephone point, TV points, power points, fireplace with tiled hearth, inset wood burning stove with wooden mantle over.

#### KITCHEN/DINING ROOM 17'3" x 8'2" (5.28m x 2.49m )

Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink unit, plumbing for dishwasher, space for cooker, double glazed windows to the rear aspect, radiator, vinyl flooring, power points, ceiling spotlights, double glazed obscure door to the rear garden, archway to utility room, door to:

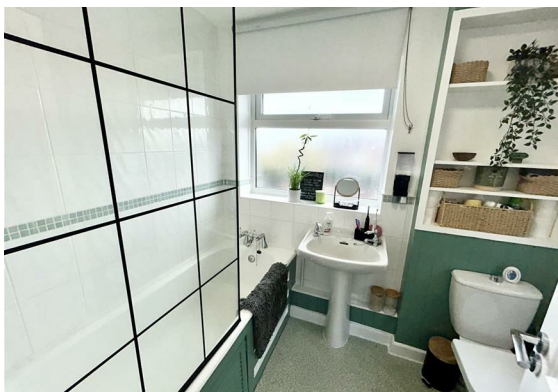
#### UTILITY ROOM 8'2" x 4'11" (2.49m x 1.50)

Fitted with a matching range of base and eye level units, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, obscure double glazed window to the rear aspect and double glazed door to the rear garden.

#### FIRST FLOOR

#### LANDING

Double glazed window to the side aspect, power points, access to the roof space, door to:





**MASTER BEDROOM 13'4" x 9'8" (4.08m x 2.95m )**  
Double glazed window to the front aspect, radiator and power points.

**BEDROOM 2 9'1" x 8'1" (2.79m x 2.48m )**  
Double glazed window to the rear aspect, radiator and power points.

**BEDROOM 3 9'3" x 7'4" (2.84m x 2.26m )**  
Double glazed window to the front aspect, radiator, power points and fitted airing cupboard housing ideal gas boiler supplying heating and hot water.

**BATHROOM**  
Fitted with three piece suite comprising panelled bath with fitted power shower and glass screen over, pedestal wash hand basin with tiled splashbacks, low-level WC, heated towel rail, extractor fan, obscure double glazed window to the rear aspect and vinyl flooring.



**TENURE**  
Freehold

**DIRECTIONS**  
Proceed out of Hereford City along Edgar Street and the first exit into Newtown Road at the roundabout. At the next mini roundabout take the second exit into Holmer Road and continue along this road until you reach a roundabout. Take the first exit into Roman Road and proceed along this road for a short while and turn left into Aylesbrook Road, which is signposted. Continue along this road for a short distance bearing right and the property will be found on your right 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.

**COUNCIL TAX**  
Band C £2050.97 2024/2025 (A reduction may be applicable for single occupancy)

**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.



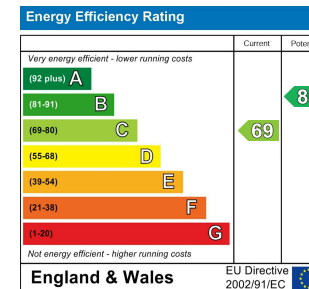
## Floor Plan



## 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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