



11 Mallory Close, Hereford, HR4 0RD

Asking Price £275,000



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Trivett Hicks is pleased to offer this three bedroom semi detached home for sale. The property which is in need of some improvement, is located within the popular residential area of Kings Acre to the north west of Hereford City. The locality enjoys a number of local amenities including, post office stores, garage, schools and bus service to the city centre to name but a few.

The property comprises in more detail entrance hall, re-fitted cloakroom WC, living room, dining room, kitchen and conservatory to the ground floor. To the first floor three bedrooms and a family bathroom with electric shower.

Outside there are gardens to both the front and rear, the property benefits from gas central heating, garage and driveway to the front.

FULL DETAILS

INNER HALLWAY

Ceramic tiled flooring, door to:

ENTRANCE HALL

Radiator, stairs to the first floor, door to:

CLOAKROOM

Obscure glazed window to the rear aspect, recently fitted with new two piece suite comprising wash hand basin in vanity unit with cupboards under, low-level WC, wall mounted electric heater and vinyl flooring.

LIVING ROOM 15'9" x 10'0" (4.82m x 3.05m)

Double glazed window to the front aspect, radiator, alcoves with fitted cupboards, power points, TV point and gas fire.

DINING ROOM 10'0" x 8'6" (3.06m x 2.61m)

Radiator, ceramic tiled flooring, power points, double glazed sliding door to the conservatory, opening to:

KITCHEN 12'7" x 6'11" (3.86m x 2.11m)

Glazed window to the rear aspect, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for automatic washing machine, space for fridge, freezer, washing machine and cooker. glazed window to the rear aspect.

CONSERVATORY 14'1" x 8'0" (4.31 x 2.44)

Windows to the rear and side, ceramic tiled flooring and sliding door to the rear garden.

FIRST FLOOR

LANDING

Door to airing cupboard, door to:





MASTER BEDROOM 13'8" max x 9'9" (4.19m max x 2.99m)

Double glazed window to the front aspect, radiator, power points and fitted wardrobe.

BEDROOM 2 10'1" max x 9'3" (3.09m max x 2.83m)

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

BEDROOM 3 10'7" x 6'2" (3.24m x 1.89m)

Double glazed window to the rear aspect, radiator, power points, fitted wardrobe, door to:

BATHROOM

Fitted with three piece suite comprising panelled bath with fitted Mira electric shower over, pedestal wash hand basin, tiled splashbacks, low-level WC, obscure double glazed window to the side aspect, radiator and vinyl flooring.



OUTSIDE

To the front of the property the garden is mainly laid to lawn having flower beds bordering with mature hedgerow enclosing the front boundary. Driveway provides off road parking to the front which leads to garage 5.13m x 2.52m having power and light. To the rear, again the garden is mainly laid to lawn with patio area at the far end. The garden also offers greenhouse, outside cold water tap, all being enclosed by wooden panelled fencing.

TENURE

Freehold

MONEY LAUNDERING

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)

DIRECTIONS

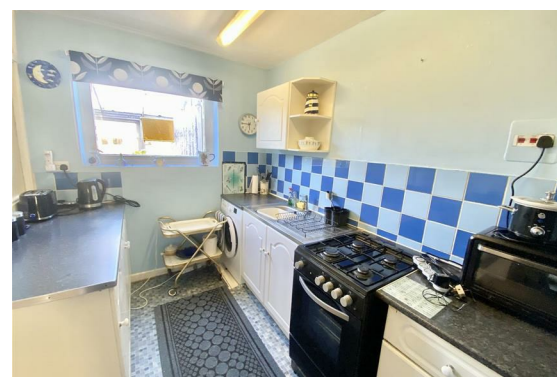
Leave Hereford on the A438 Kings Acre Road take the right turn for Hilary Drive then immediately right for Mallory Close. Follow the road along for a short distance and the property will found on the left hand side.

TO VIEW

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

N.B.

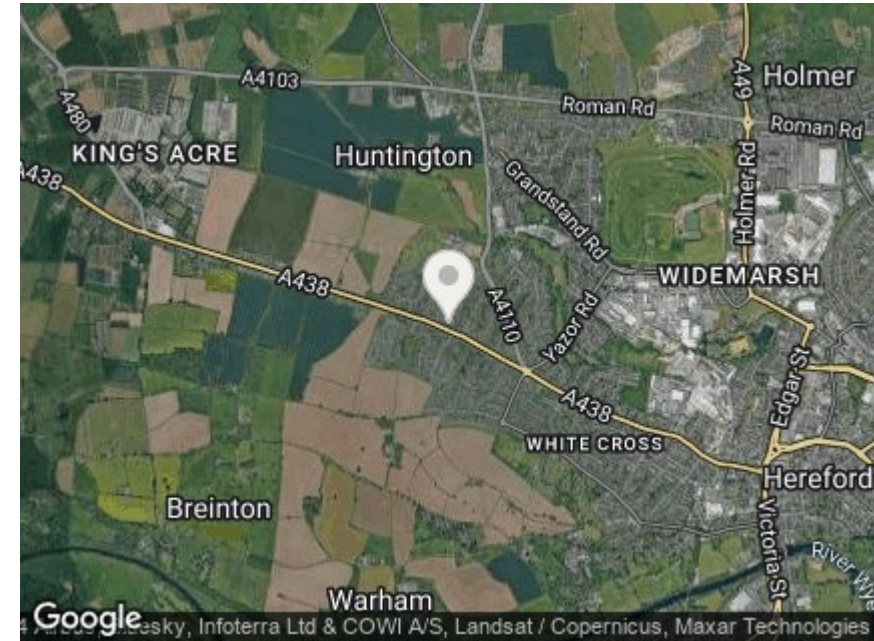
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the 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.



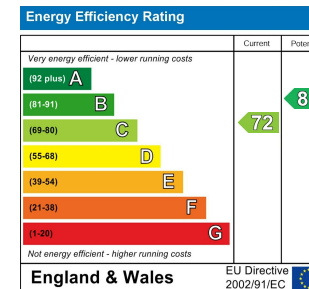
Floor Plan



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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