



5 Quantock Close, Hereford, HR4 0TD

Asking Price £290,000

3 1 2

A set of icons representing property features: a bed icon with the number 3, a bathtub icon with the number 1, and a sofa icon with the number 2. To the right is a standard three-line menu icon.

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Trivett Hicks is pleased to offer this well presented three bedroom detached property, situated on the northern side of Hereford in the sought after area of Kings Acre. Kings Acre has many local amenities nearby to include post office, petrol station, public house/restaurant, garden centre and a regular bus service, whilst Hereford's more comprehensive facilities are a short distance away.

The accommodation in more detail comprises entrance hall, living/dining room, conservatory and fitted kitchen all to the ground floor. To the first floor three bedrooms and a family bathroom with shower. Outside the property has off road parking, garage, gardens to the front and rear.

FULL DETAILS

ENTRANCE HALL

Obscure double glazed leaded window to the side aspect, radiator, stairs to the first floor, built in storage cupboard, door to:

LIVING/DINING ROOM 16'5" x 12'0" (5.02m x 3.67m)

Radiator, beech style wood flooring, telephone point, TV points, power points, opening to:

CONSERVATORY 9'1" x 13'5" (2.77m x 4.11m)

Obscure double glazed window to the left side aspect, double glazed windows to the rear and side aspect, radiator, beech style wood flooring, power points, double glazed double doors to the rear garden, door to:

FITTED KITCHEN 10'4" x 8'0" (3.16m x 2.46m)

Fitted with a matching range of base and eye level units with worktop space over, built in wine rack, 1+1/2 bowl sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, fitted double oven, four ring gas hob with pull out extractor hood over, double glazed window to the front aspect, vinyl flooring, power points and ceiling spotlights.

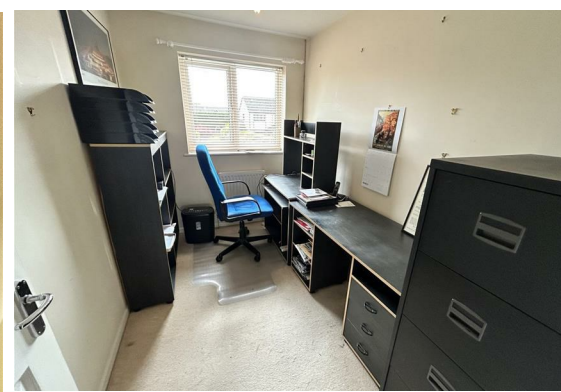
FIRST FLOOR

From the entrance hall stairs lead to the first floor.

LANDING

Power point, access to the roof space, door to:





MASTER BEDROOM 12'5" x 9'9" (3.80m x 2.99m)
Double glazed window to the rear aspect, fitted wardrobe bedroom suite to right hand wall, radiator and power points.

BEDROOM 2 12'7" x 8'6" (3.86m x 2.60m)
Double glazed window to the front aspect, radiator, power points and built-in airing cupboard housing hot water tank.

BEDROOM 3 9'6" x 6'6" (2.92m x 1.99m)
Double glazed window to the rear aspect, radiator and power points, door to:

BATHROOM
Fitted with three piece suite comprising panelled bath with fitted power shower over and glass screen, pedestal wash hand basin, low-level WC, shaver point, obscure double glazed window to the front aspect, radiator and vinyl flooring.

DIRECTIONS
Proceed out of Hereford on the A438 Kings Acre Road taking your fifth turning on the right into Cotswold Drive. Then take the first right into Quantock Close and the property will be found after a short distance on the left hand side

COUNCIL TAX
Band D £2307.34 2024/2025 (A reduction may be applicable for single occupancy)

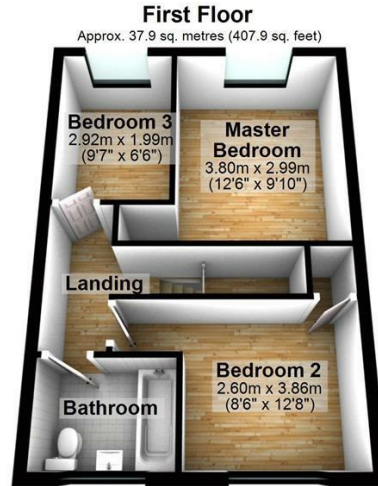
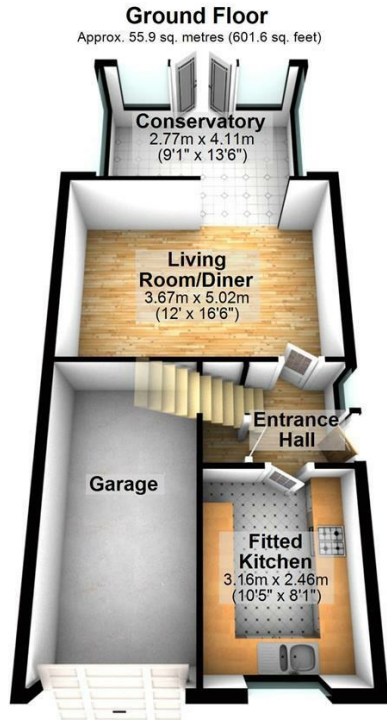
LOCAL AUTHORITY
Herefordshire Council. Tel: 01432 260000.

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 tenants 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

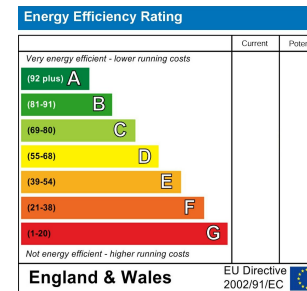


Total area: approx. 93.8 sq. metres (1009.5 sq. feet)

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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