



FOR SALE  
TRIVETT HICKS  
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48 Barrs Court Road, Hereford, Herefordshire, HR1 1EQ

Asking Price £335,000



## 48 Barrs Court Road, Hereford, Herefordshire, HR1 1EQ

### NEW PRICE

Trivett Hicks is pleased to offer this period three bedroom with additional attic room semi detached property. The property is situated within Hereford City in Barrs Court Road. Barrs Court Road is within walking distance of the city centre and all of its amenities such as; railway station, colleges, hospital, various shops, restaurants and supermarket to name but a few.

The property in more detail offers entrance lobby, entrance hall, living room, dining room, fitted kitchen all to the ground floor. Leading from the entrance hall steps lead down to the converted cellar with power, lights and radiator. To the first floor three bedrooms and a bathroom with shower, from the first floor landing stairs lead to an attic room.

Outside the property has rear enclosed garden which is laid to lawn with decking area and is enclosed by wooden panelled fencing. At the far end of the garden sits garden store which could be removed to provide off road parking.

### FULL DETAILS

#### ENTRANCE LOBBY

Exposed floorboards, obscure glazed door, door to:

#### ENTRANCE HALL

Radiator, exposed floorboards, stairs to the first floor, door to:

#### LIVING ROOM 11'8" max x 11'1" (3.58m max x 3.39m )

Obscure double glazed bay window to the front aspect, radiator, exposed floorboards, TV point, power points, picture rail, open fire with slabbed hearth housing wood burner with wooden mantle over.

#### DINING ROOM 14'6" x 10'10" (4.44m x 3.32m )

Sash window to the rear aspect, radiator, picture rail, alcoves, feature fireplace with period tiled hearth and wooden mantle over, opening to:

#### FITTED KITCHEN 12'11" x 8'5" (3.95m x 2.58m )

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for fridge, fridge/freezer and range cooker with extractor hood over, double glazed sash window to the rear and side aspect, window to rear, quarry style flooring, power points, wall mounted gas boiler serving heating system and domestic hot water, double glazed door to the rear garden.





#### FIRST FLOOR

From entrance hall stairs lead to the first floor.

#### LANDING

Double glazed window to the side aspect, telephone point, power point, access to the roof space, stairs to attic room, door to:

#### MASTER BEDROOM 14'5" x 11'6" (4.41m x 3.51m )

Double glazed windows to the front aspect, double radiator, exposed floorboards, power points, feature fireplace with tiled hearth, door to:

#### BEDROOM 2 11'6" x 10'10" (3.52m x 3.32m )

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

#### BEDROOM 3 8'4" x 6'4" (2.56m x 1.95m )

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

#### BATHROOM

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

#### SECOND FLOOR

#### ATTIC ROOM 18'11" x 10'11" (5.78m x 3.33m )

Double glazed window to the rear aspect, power points, large walk in cupboard and several eaves storage cupboards.

#### AGENTS NOTE

The property is situated in a residence parking scheme area, two permits can be purchased from the local authority.

#### DIRECTIONS

From Hereford City proceed along Commercial Road and shortly after going over the railway bridge turn left into Barrs Court Road. After a short distance the property will be found on the right hand side.

#### COUNCIL TAX

Band B £1794.59 2024/2025 (A reduction may be applicable for single occupancy).

#### TO VIEW

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

#### 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.

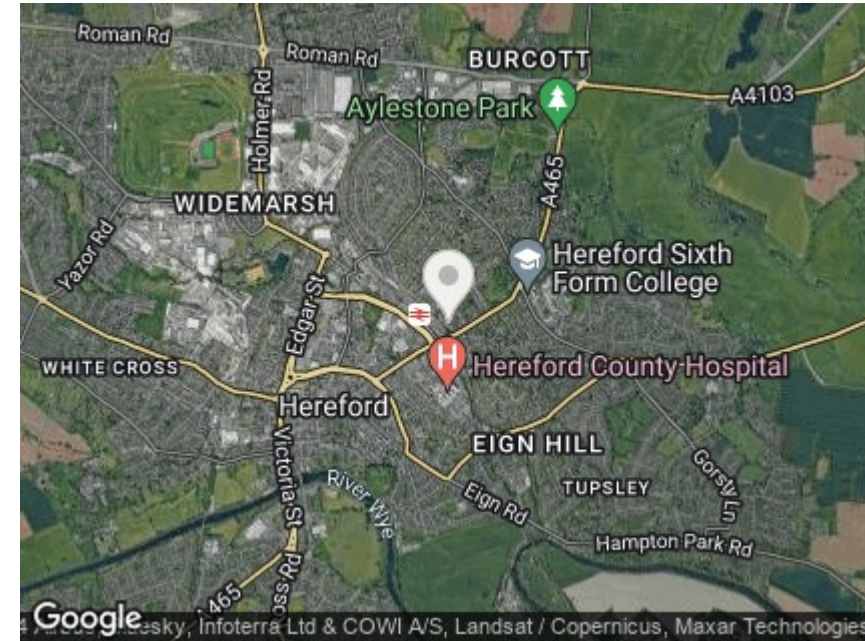
#### N.B

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.

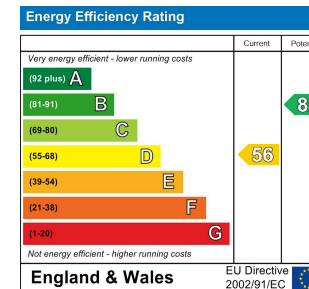
## Floor Plan



## 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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