



14 Vaughan Street, Hereford, HR1 2HD

Offers Around £235,000



## 14 Vaughan Street, Hereford, HR1 2HD

### NEW PRICE

Trivett Hicks is pleased to offer this two bedroom home for sale situated in the sought after location of Vaughan Street. Vaughan Street is within Hereford City, literally five minutes walk from Hereford City centre and all of its amenities such as; various shops, restaurants, railway station, supermarket etc. Being particularly close to Hereford hospital which is only a street away.

The well presented property benefits from having enclosed entrance porch, entrance hall, living room, dining room/fitted kitchen, downstairs cloakroom Wc to the ground floor and to the first floor two bedrooms and a family bathroom. The property further benefits from off road parking, having large rear garden, gas central heating and double glazing.

### FULL DETAILS

#### ENTRANCE PORCH

Double glazed door, double glazed window to the front and side aspect, opening to:

#### ENTRANCE HALL

Laminate flooring, TV points, power points, wall mounted central heating thermostat, stairs to the first floor, door to:

#### LIVING ROOM 13'10" x 11'11" (4.24m x 3.64m )

Double glazed window to the front and rear aspect, living flame effect gas fire with marble effect hearth, wooden mantle over, double radiator, TV points and power points.

#### KITCHEN/DINING ROOM 18'1" x 11'10" (5.53m x 3.62m )

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge, fitted eye level double oven, four ring gas hob with extractor hood over, double glazed window to the front and rear aspect, obscure glazed window to the side aspect, double radiator, oak style laminate flooring, wall mounted gas boiler serving heating system and domestic hot water, double glazed obscure door to the rear garden, door to:

#### REAR LOBBY

Glazed window to the side aspect, radiator, door to:

#### SEPERTE WC

Obscure window to the side aspect, comprising of low-level WC, vinyl flooring.

#### FROM ENTRANCE HALL STAIRS LEAD TO THE FIRST FLOOR

#### LANDING

Double glazed window to the rear aspect, power point, access to the roof space, fitted cupboard with double doors, door to:

#### MASTER BEDROOM 14'0" x 11'10" into wardrobes (4.27m x 3.63m into wardrobes )

Double glazed window to the front and rear aspect, fitted range of fitted wardrobes with overhead storage, double radiator and power points.





#### **BEDROOM 2 10'10" x (3.32m x )**

Double glazed window to the front aspect, radiator, TV point and power points, door to:

#### **BATHROOM**

Fitted with four piece suite comprising panelled bath with hand shower attachment over, additional mains pressure power shower with glass screen over, pedestal wash hand basin, tiled splashbacks, low-level WC, heated chrome towel rail, extractor fan, shaver point and light, double glazed window to the rear aspect, marble/granite effect laminate flooring.

#### **OUTSIDE**

The front of the property is approached by hardstanding parking area, to the left hand side lawn area bordered to the front by brick wall. To the rear large long rear garden with hardstanding area immediately behind the property. Door which is accessed from the rear garden gives access to large under stairs cupboard, providing ideal dry storage. Garden store is situated to the right hand side of the garden, with the whole being enclosed by mature hedge and wooden panelled fencing.

#### **AGENTS NOTE**

The neighbouring properties have right of access across the rear of the property.

#### **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 £1794.59 2024/2025 (A reduction may be applicable for single occupancy)

#### **DIRECTIONS**

From our office proceed along St Owen's Street, at the traffic lights bear left into the A438. Proceed along the A438 then take the fourth right into Kyrle Street then right again into Vaughan Street. The property will be found after a short distance 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.

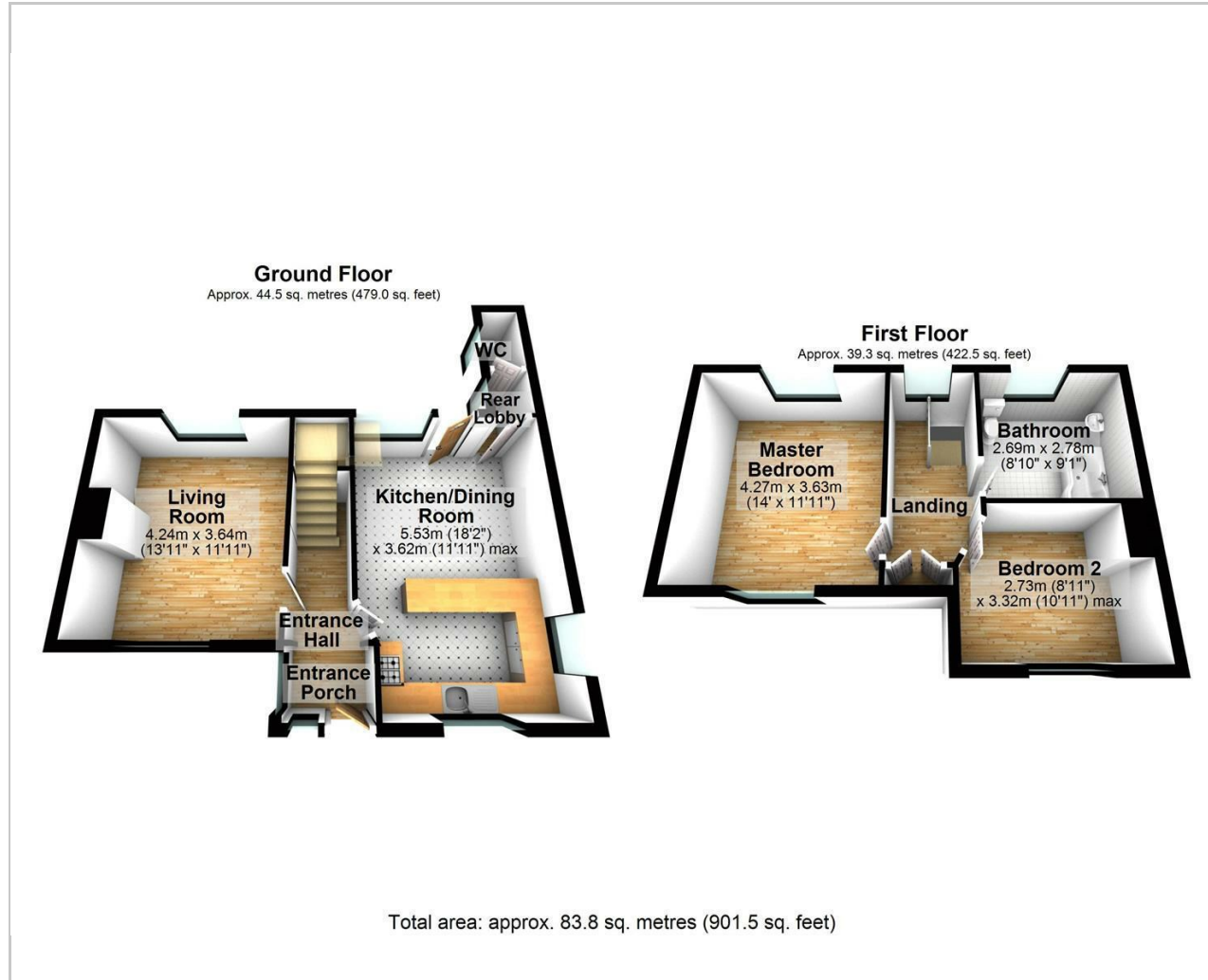
#### **LOCAL AUTHORITY**

Herefordshire Council. Tel: 01432 260000.

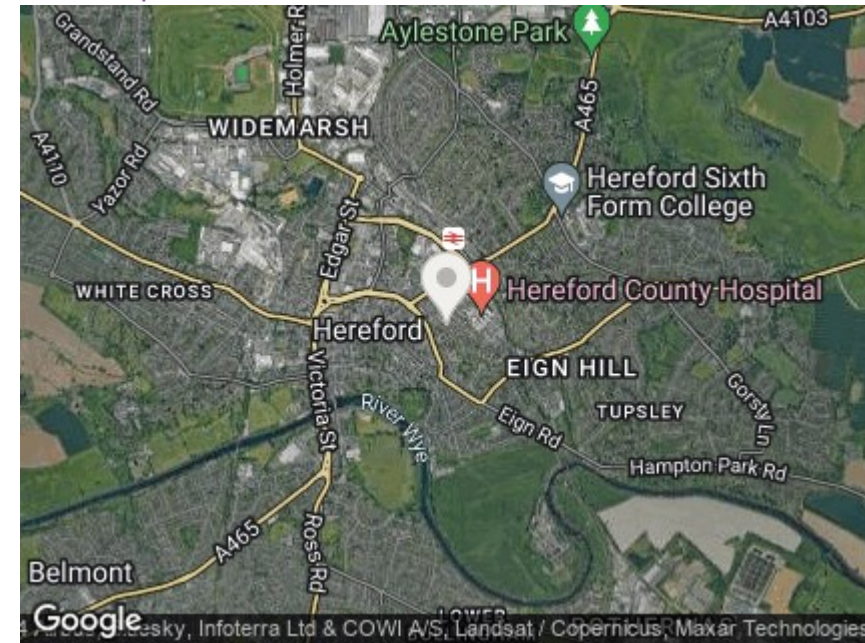
#### **N.B.**

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.

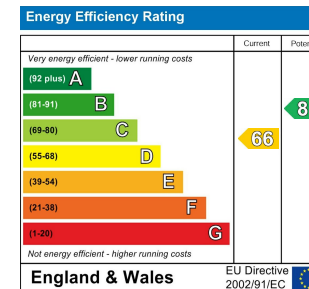
## Floor Plan



## 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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