



2 Carter Grove, Hereford, HR1 1NT

Asking Price £465,000



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Trivett Hicks is pleased to offer this four bedroom detached property, situated in a sought after location within a select cul-de-sac. The property is in walking distance to Hereford College and close proximity to Hereford City itself.

The accommodation in more detail offers; entrance hall, living room, dining room, downstairs Wc, kitchen/breakfast room, bedroom four with en-suite shower room all to the ground floor. To the first floor three bedrooms and a separate bathroom. Outside the property is approached by driveway leading to garage. To the rear, private rear garden with lawn and patio area.

FULL DETAILS

ENTRANCE HALL

Obscure double glazed window to the front aspect, radiator, stairs to the first floor, double glazed obscure door, door to:

CLOAKROOM

Fitted with two piece suite comprising wash hand basin in vanity unit with cupboards under, low-level WC, radiator and ceramic tiled flooring.

KITCHEN/BREAKFAST ROOM 12'3" x 10'6" (3.74m x 3.21m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with tiled splashbacks, plumbing for automatic washing machine and dishwasher, space for fridge/freezer and automatic washing machine, fitted eye level double oven, four ring electric ceramic hob with pull out extractor hood over, double glazed window to the side aspect, double radiator, laminate flooring, power points, ceiling spotlights, door to:

DINING ROOM 12'5" x 10'6" (3.80m x 3.22m)

Double glazed window to the side aspect, double radiator and power points, door to:

LIVING ROOM 16'0" x 12'5" (4.88m x 3.80m)

Obscure double glazed window to the rear aspect, double radiator, TV point, power points, dimmer switch control, double glazed double doors to the rear garden, door to:

BEDROOM 4 14'6" x 9'0" (4.43m x 2.75m)

Window to the side aspect, double radiator, power points, door to:

EN-SUITE SHOWER ROOM

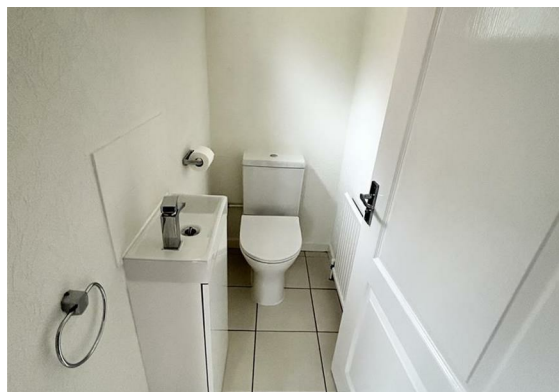
Fitted with three piece suite comprising tiled shower enclosure with fitted Mira power shower and folding screen, wash hand basin, fully tiled walls, low-level WC, obscure double glazed window to the side aspect, radiator, ceramic tiled flooring.

FIRST FLOOR

From entrance hall stairs lead to the first floor.

LANDING

Fitted storage/eaves cupboard, fitted airing cupboard door to.





MASTER BEDROOM 12'8" x 12'5" (3.88m x 3.80m)
Double glazed window to the side aspect, fitted bedroom suite with a range of wardrobes, dressing table, radiator and power points.

BEDROOM 2 12'7" x 12'5" (3.84m x 3.79m)
Double glazed window to the front and side aspect, double radiator, TV point and power points, door to:

BEDROOM 3 9'6" x 8'9" (2.92m x 2.68m)
Skylight, radiator and power points.

BATHROOM
Fitted with three piece suite comprising panelled bath with hand shower attachment over with folding glass screen over, wash hand basin in vanity unit with cupboards under, low-level WC, fully tiled walls, obscure double glazed window to the side aspect, double radiator, granite/marble effect laminate flooring, door to:

OUTSIDE
The property is approached by driveway leading to garage, side gate gives access to the rear garden. The rear garden is laid to lawn with patio area enclosed by wooden panelled fencing.

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 E £2820.09 2024/2025 (A reduction may be applicable for single occupancy)

DIRECTIONS
Leave Hereford on Commercial Road A465 passing through the traffic lights and over the railway bridge. Continue up Aylestone Hill until you reach the mini roundabout. Take the second exit at the roundabout then continuing along Folly Lane, take the right turn into Carter Grove and the property will be found on the left hand side.

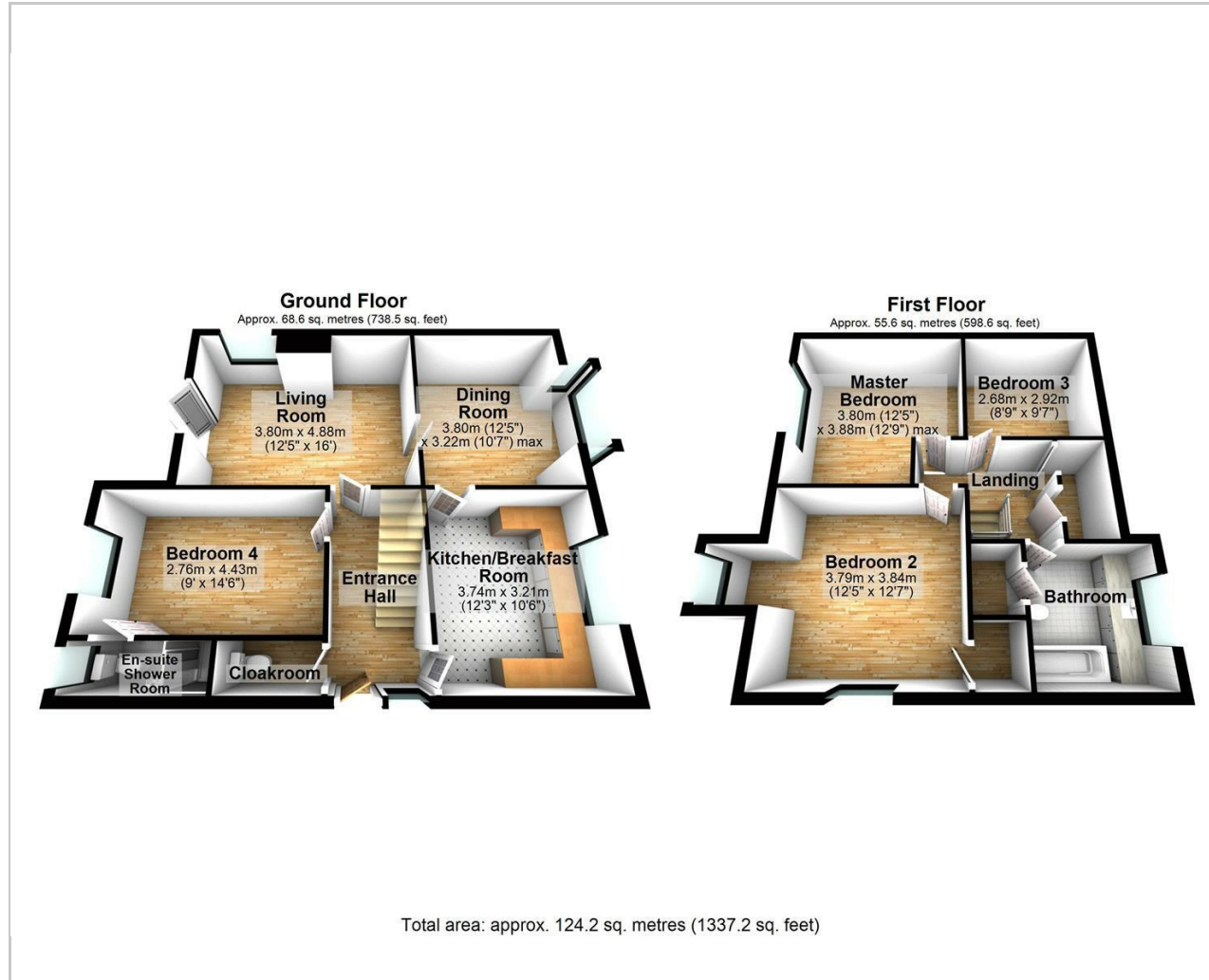
TO VIEW
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

LOCAL AUTHORITY
Herefordshire Council. Tel: 01432 260000.

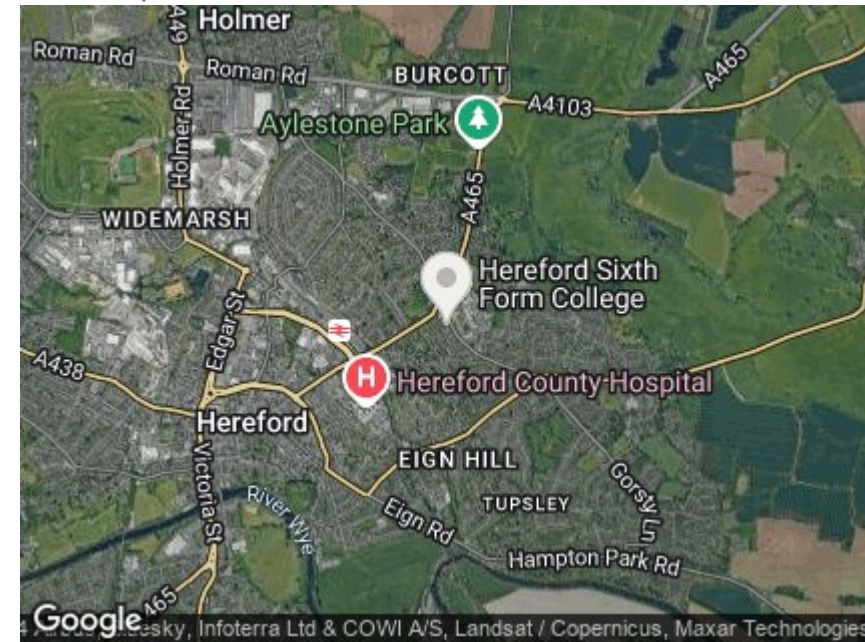
N.B.
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on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



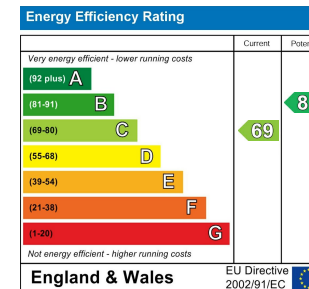
Floor Plan



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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