



Trivett Hicks



167 Edgar Street, Hereford, HR4 9JR

Asking Price £225,000



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Trivett Hicks is offering for sale this two double bedroom Victorian style terraced period home, situated in the heart of Hereford city centre. The property has been recently improved with new flooring and decoration throughout, but still containing period features. The spacious and comfortable accommodation briefly comprises of; entrance hall, living room, dining room, re-fitted kitchen to the ground floor. To the first floor two double bedrooms and recently re-fitted large family bathroom. From the entrance hall stairs lead down to the cellar.

The property benefits from gas central heating, double glazing, low maintenance garden to the rear, also large gate giving access to off road parking for numerous vehicles.

Located in a sought-after residential area within the city centre, this property is ideally situated for local schools, shops and amenities. With excellent transport links, amenities nearby and public transport, this is the perfect family home for those looking for the perfect combination of period charm and prepared to add their own stamp onto the property.

Early viewing recommended.

FULL DETAILS

ENTRANCE HALL

Double glazed door, radiator, stairs to the first floor and cellar, door to:

LIVING ROOM 12'6" x 11'11" (3.83m x 3.64m)

Double glazed window to the front aspect, radiator, power points, feature fireplace with tiled hearth and mantle over, ceiling spotlights.

DINING ROOM 12'6" x 11'5" (3.83m x 3.50m)

Double glazed window to the rear aspect, radiator, power points, feature fireplace with tiled hearth and mantle over.

FITTED KITCHEN 13'7" x 9'2" (4.16m x 2.81m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, plumbing for automatic washing machine, double glazed window to the rear and side aspects.

CELLAR 15'0" x 5'7" (4.58m x 1.71m)

FIRST FLOOR

LANDING

Door to:

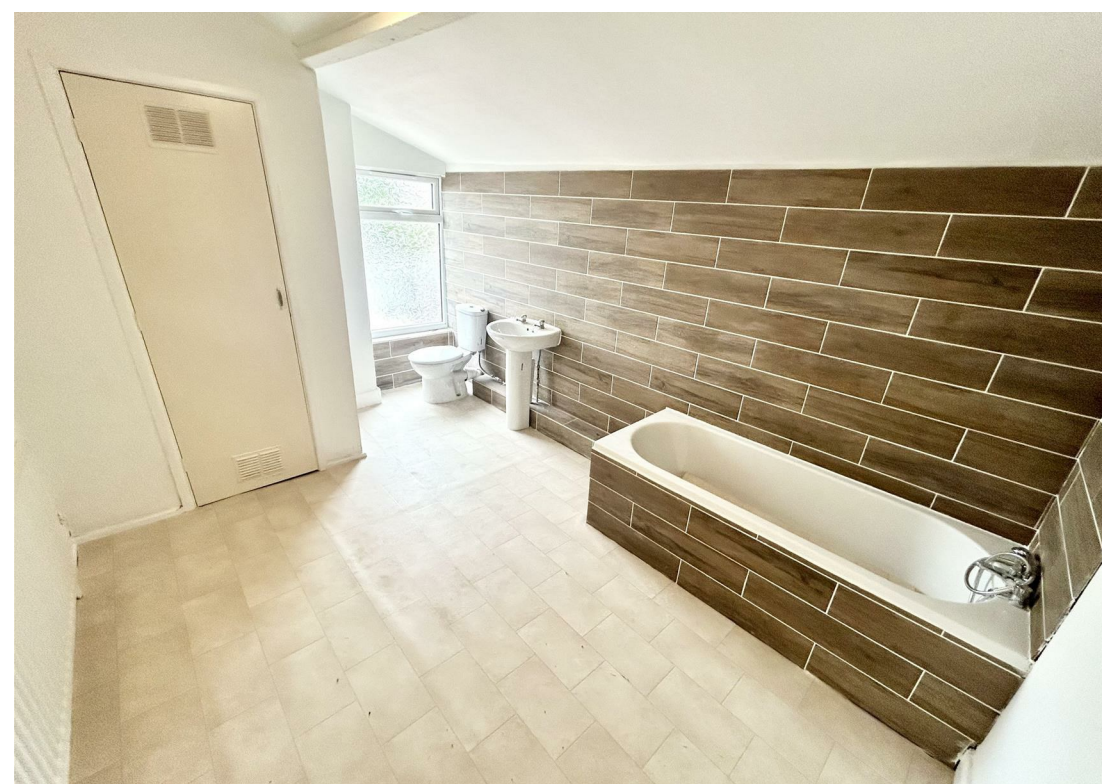
MASTER BEDROOM 15'5" x 12'8" (4.72m x 3.87m)

Double glazed windows to the front aspect, radiator, power points and ceiling spotlights.

BEDROOM 2 12'6" x 11'7" (3.83m x 3.55m)

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





BATHROOM

Fitted with three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin with tiled splashbacks, low-level WC, obscure double glazed window to the rear aspect, radiator, boiler cupboard housing gas boiler.

OUTSIDE

Low maintenance gravelled garden with gate to the rear giving access, the left and right boundary being enclosed by wooden panelled fencing.

DIRECTIONS

From Greyfriars Bridge in Hereford City Centre proceed north, at the major roundabout take the first exit onto Edgar Street. After passing the Courtyard and a left hand turning into Moorfield Street, the property can be found on the left hand side.

TO VIEW

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

COUNCIL TAX

Band B £1794.592024/2025 (A reduction may be applicable for single occupancy).

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.

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

TENURE

Freehold

N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 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 before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 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.

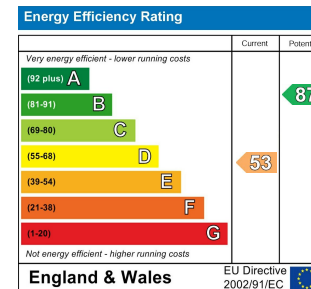
Floor Plan



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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