



28 Sherrington Drive, Hereford, HR4 9XD

Asking Price £265,000



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NO CHAIN

Trivett Hicks is pleased to offer this three bedroom semi detached property, which is in need of some cosmetic improvement for sale. The residence is situated off the Yazor Road in this popular location, tucked away at the end of a cul-de-sac. A great location with nearby green open park space, ideal for walks. The area also boasts a wealth of local amenities to include supermarket, doctor's surgery, public house, newsagents and Hereford racecourse. A regular bus service provides access into the more comprehensive amenities of Hereford City.

The property benefits from gas central heating and double glazed accommodation to comprise of; entrance hall, living room, re-fitted kitchen, dining room all to the ground floor. To the first floor three bedrooms and a family bathroom with shower.

Outside the property has garage, driveway, front and private enclosed rear garden.

FULL DETAILS

ENTRANCE HALL

LIVING ROOM 14'3" x 12'5" (4.35m x 3.79m)

Double glazed window to the front aspect, double radiator, TV point, under stairs storage cupboard, power points and opening to Dining Room.

DINING ROOM 8'5" x 8'5" (2.59m x 2.58m)

Double glazed window to the rear aspect, double radiator, power points, double glazed double doors to the rear garden, door to:

FITTED KITCHEN 8'5" x 6'9" (2.58m x 2.08m)

Re-fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, integrated fridge/freezer and automatic washing machine, fitted electric fan assisted oven, four ring ceramic hob and double glazed window to the rear aspect.

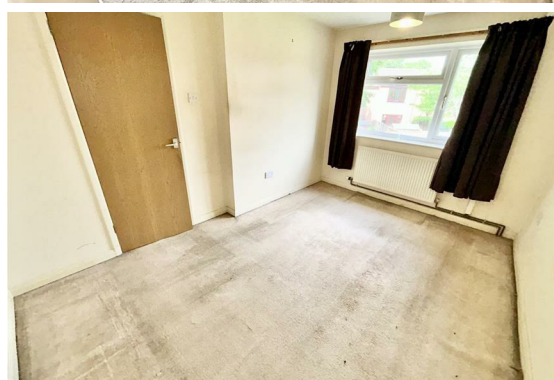
FIRST FLOOR

LANDING

Double glazed window to the side aspect, door to:

MASTER BEDROOM 12'9" x 9'8" (3.90m x 2.95m)

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





BEDROOM 2 10'2" x 8'2" (3.11m x 2.49m)

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

BEDROOM 3 7'5" x 6'10" (2.28m x 2.10m)

Double glazed window to the front aspect, radiator, power points and access to the roof space.

BATHROOM

Fitted with three piece suite comprising panelled bath with fitted Mira power shower, pedestal wash hand basin, tiled splash backs, low-level WC, shaver point, obscure double glazed window to the rear aspect, double radiator and wood style vinyl flooring.

OUTSIDE

The property is approached by driveway leading to single garage, which is situated within a block of three. From the driveway a pathway leads to the entrance door and front garden. The front garden is mainly laid to lawn, bordered to left by wooden panelled fencing. Side gate gives access to the rear garden, which is laid to lawn with patio area bordered by gravelled bed. The garden is enclosed by wooden panelled fencing.

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.

DIRECTIONS

Leave the city centre and proceed over the traffic lights into Barton Road. Follow the road into Westfaling Street and take the third exit at the mini roundabout into Wordsworth Road. At the next roundabout take the third exit again into Yazor Road. Then take the third right into Sherrington Drive, stay on this road all the way until the end of the cul-de-sac and bear right. You will see the property a short distance along on the right hand side.

TO VIEW

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

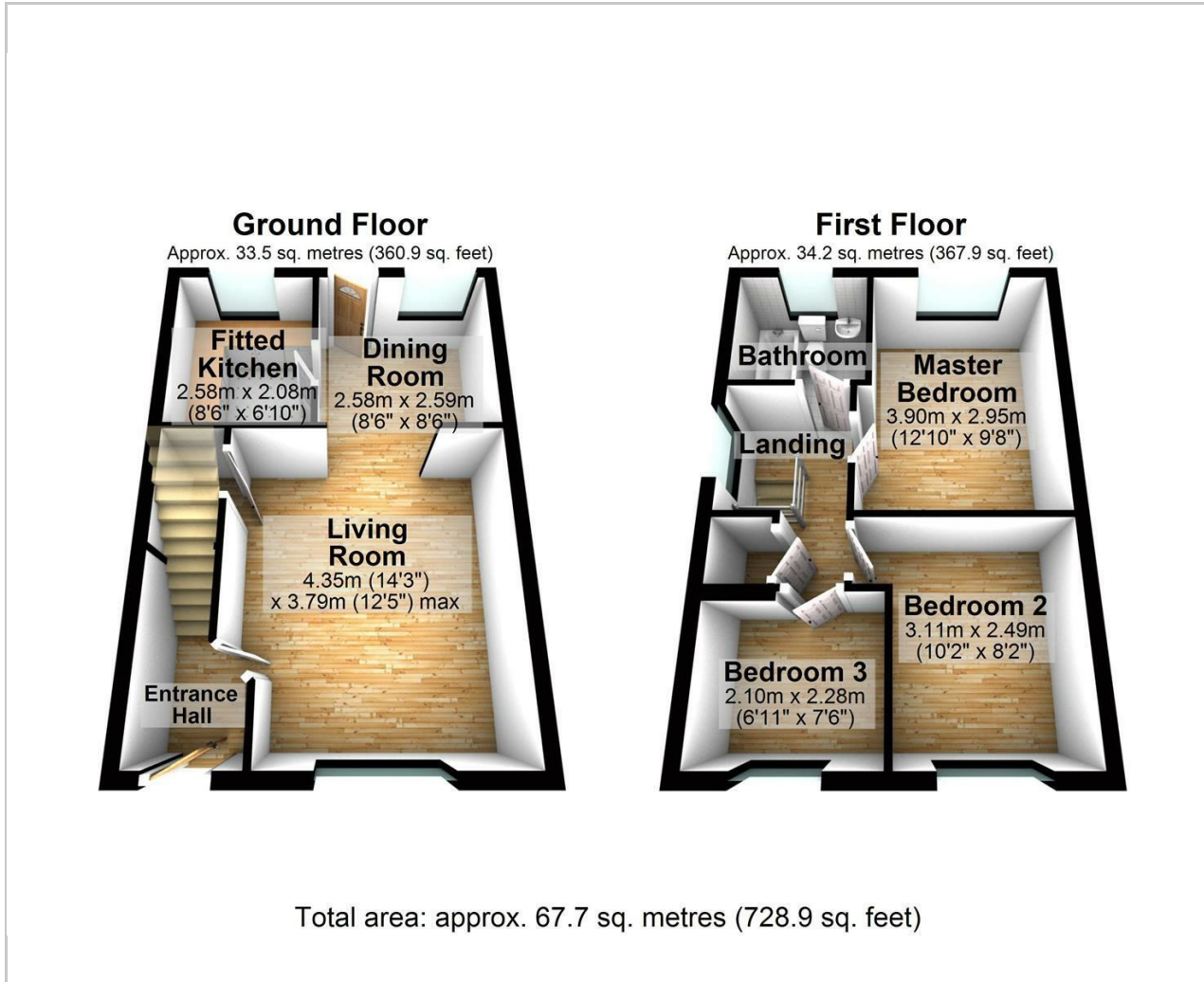
COUNCIL TAX

Council Tax Band B £1794.59

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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