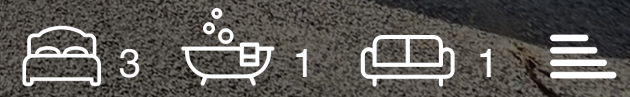




28 Wessington Drive, Hereford, HR1 1AH

Asking Price £275,000





## 28 Wessington Drive, Hereford, HR1 1AH

Trivett Hicks is pleased to offer this well presented three bedroom semi detached house, which is located within the popular area of Victoria Park to the northern side of Hereford City.

Local amenities to include Co-op shop, post office, hairdressers, DIY store, railway station, takeaway and a regular bus service into the city.

The accommodation in more detail, entrance porch, living room, fitted kitchen/dining room all to the ground floor.

To the first floor three bedrooms and family bathroom with shower. The property benefits from central heating and double glazing, off road parking for two cars which leads to carport. To the rear the garden comprises of having lawn, patio area enclosed by wooden panelled fencing and mature hedgerow.

### FULL DETAILS

#### GROUND FLOOR

##### PORCH

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

##### LIVING ROOM 15'11" x 13'8" max (4.86 x 4.17 max)

Double glazed window to the front aspect, radiator, power points, stairs to the first floor, double doors to:

##### FITTED KITCHEN/DINING ROOM 15'11" x 8'11" (4.86 x 2.72)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, wall mounted gas boiler, serving heating system and domestic hot water, plumbing for automatic washing machine, fitted electric fan assisted oven, four ring ceramic hob with extractor hood over, double glazed window to the rear aspect, radiator, oak style vinyl flooring, power points, coved ceiling with ceiling spotlight, double glazed double doors to the rear garden.

#### FIRST FLOOR

##### LANDING

Power point, access to the roof space, door to:







#### **MASTER BEDROOM 10'7" x 9'1" (3.23 x 2.79)**

Double glazed window to the front aspect, two radiators, telephone point, built in wardrobe over the stairs and power points, door to:

#### **BEDROOM 2 9'1" x 9'1" (2.78 x 2.77)**

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

#### **BEDROOM 3 7'8" x 6'7" (2.36 x 2.01)**

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

#### **BATHROOM**

Fitted with a three piece suite comprising panelled bath with power shower and glass screen over, pedestal wash hand basin, low-level WC, tiled splashbacks, obscure double glazed window to the rear aspect, heated towel rail and laminate flooring.

#### **LOCAL AUTHORITY**

Herefordshire Council Tel: 01432 260000.

#### **DIRECTIONS**

Proceed out of Hereford on Edgar Street, at the roundabout adjacent to Pizza Hut take the third exit into Newtown Road. At the next mini roundabout take the first exit into College Road. Follow this road over the bridge and at the next roundabout take the first exit continuing up College Road. At the top of the hill you will pass the Royal National College for The Blind. Go straight over the traffic lights and take the next turn right into Field Grove View. Continue on this road taking the left turn into Wessington Drive, the property will be found after a short distance on the right as denoted by our For Sale board.

#### **COUNCIL TAX**

Band C - £2050.97 2024/2025 (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.

#### **TENURE**

Freehold.

#### **N.B**

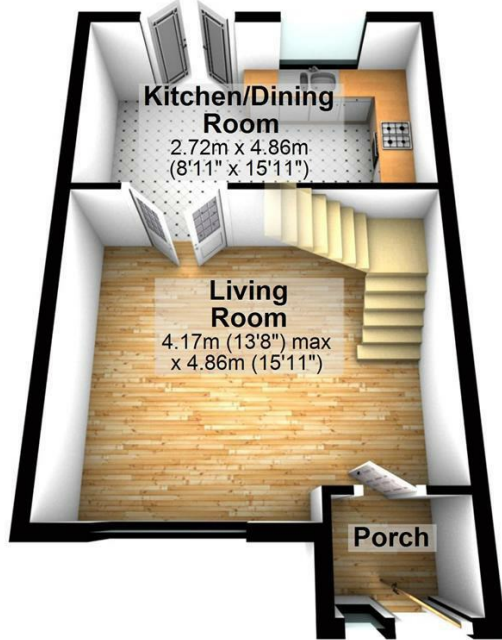
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the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

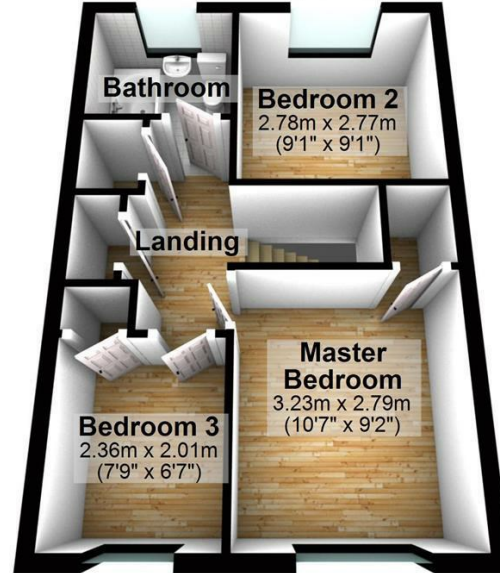
### Ground Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



### First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Total area: approx. 70.7 sq. metres (761.4 sq. feet)

## 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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