



2 Priory Place, Hereford, Herefordshire, HR4 9ND

Asking Price £220,000



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Trivett Hicks is pleased to offer this two bedroom cottage style residence situated in Priory Place with planning permission to convert into a four bedroom home. The accommodation currently offers living room, dining room, kitchen to the ground floor. To the first floor two bedrooms and a bathroom with electric shower. The property has a large garden to the side and has planning permission to extend. The permission would expand the current accommodation to having an additional living room and a further two bedrooms. The property has a great outlook over open space.

FULL DETAILS

LIVING ROOM 11'6" x 10'4" (3.53m x 3.15m)

Bay window to the front aspect, radiator, power points, open fireplace, door to:

DINING ROOM 11'6" x 9'8" (3.53m x 2.95m)

Double glazed window to the rear aspect, radiator, power points, open fireplace with tiled hearth and mantle over, under stairs storage cupboard, door to:

FITTED KITCHEN 10'0" x 7'0" (3.06m x 2.15m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, plumbing for automatic washing machine, space for fridge and cooker, double glazed window to the side aspect, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, double glazed door to the outside.

FROM THE LIVING ROOM DOOR GIVES ACCESS TO

FIRST FLOOR

MASTER BEDROOM 14'9" x 10'4" (4.51m x 3.15m)

Sash window to the front aspect, radiator, power points and built in cupboard.

BEDROOM 2 9'10" x 9'6" (3.01m x 2.91m)

Double glazed window to the side aspect, power points and built in cupboard housing hot water tank.





BATHROOM

Fitted with three piece suite comprising wash hand basin, bath with fitted Triton electric shower over, low-level WC, tiled splashbacks, extractor fan, obscure double glazed window to the side aspect, heated towel rail, radiator, vinyl flooring, power points and access to the roof space.

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.

AGENTS NOTE

The property currently has full Planning Permission to convert Priory Place from a two bed house in to a four bed house. The full plans can be viewed online via the Herefordshire Council website under Application No 213937 dated 19th November 2021.

COUNCIL TAX

Band A £1538.23 2023/2024 (A reduction may be applicable for single occupancy).

TENURE

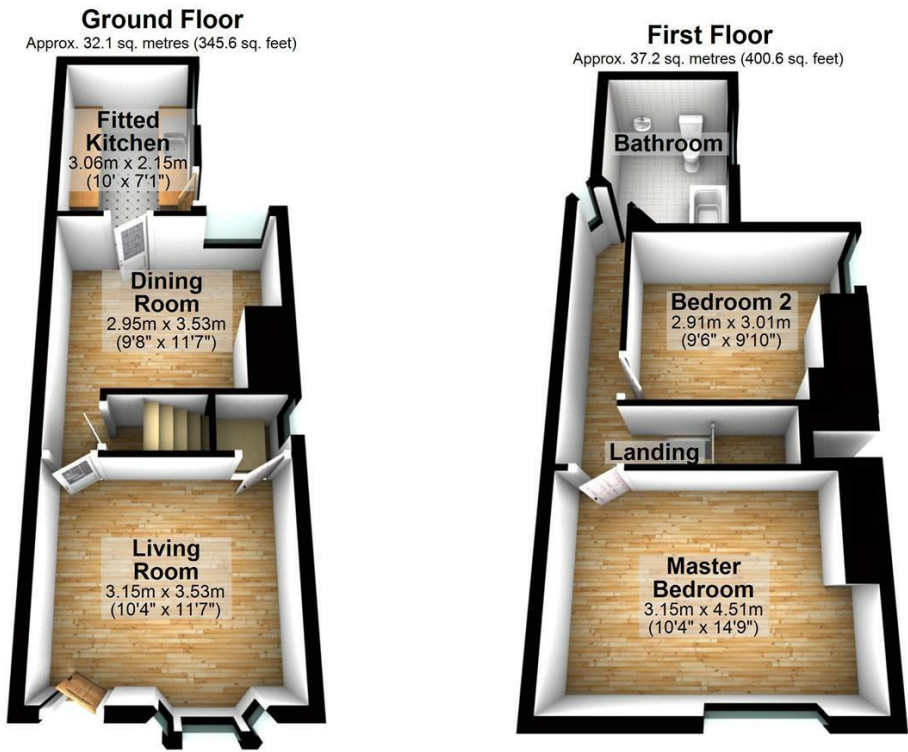
freehold

N.B

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective tenants 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

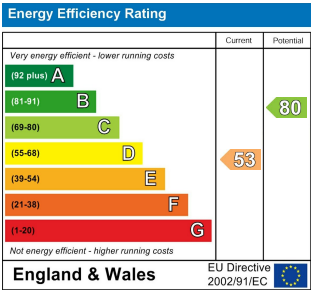


Total area: approx. 69.3 sq. metres (746.2 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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