



22 Romney Way, Kingstone, Hereford, Herefordshire, HR2  
9TN

Asking Price £264,995





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Herefordshire, HR2 9TN

Trivett Hicks is pleased to offer this well presented three bedroom semi detached property within the exciting recent development built by Lagan Homes. The property offers entrance hall, living room/diner, fitted kitchen with integrated appliances, cloakroom Wc all to the ground floor. To the first floor three bedrooms, master bedroom having en-suite shower room and a separate bathroom.

Outside the property is approached by driveway providing off road parking for two cars. The rear garden has been tastefully landscaped comprising of patio areas and lawn, bordered by gravel bed to the one side and raised flower beds. The garden also offers the benefit of garden shed, patio space for bins and cold water tap. Side gate gives access back to the front of the property.

FULL DETAILS

ENTRANCE HALL

Radiator, stairs to the first floor, Karndean flooring, door to:

CLOAKROOM

Fitted with two piece suite, comprising pedestal wash hand basin, tiled splashback, low-level WC, extractor fan, radiator and vinly flooring.

KITCHEN/DINER 13'2" x 9'0" (4.02m x 2.75m )

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted eye level double oven, four ring gas hob with stainless steel extractor hood over, double glazed window to the front aspect, radiator, ceramic tiled flooring and power points.

LIVING ROOM 15'11" x 12'5" (4.87m x 3.80m )

Double glazed window to the rear aspect, two radiators, Karndean flooring, TV points, power points, central heating thermostat, double glazed double doors to the rear garden.

FIRST FLOOR

LANDING

Over stairs cupboard, doors to.







**MASTER BEDROOM 12'5" max x 9'1" (3.80m max x 2.79m )**  
Double glazed window to the rear aspect, fitted wardrobe, radiator, TV points, power points and door to:

**EN-SUITE SHOWER ROOM**  
Fitted with three piece suite comprising pedestal wash hand basin, low-level Wc, glazed shower cubical housing power shower, shaving point, radiator, extractor fan and vinyl flooring.

**BEDROOM 2 9'9" x 9'1" (2.99m x 2.79m )**  
Double glazed window to the front aspect, two radiators and power points.

**BEDROOM 3 8'8" x 6'5" (2.65m x 1.96m )**  
Double glazed window to rear aspect, radiator, power point(s).



**BATHROOM**  
Fitted with three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, radiator, vinyl flooring.

**DIRECTIONS**  
Leave Hereford on the A465 then take the right turning into B4349 signposted Clehonger. Pass through Clehonger take the turning left signposted Kingstone. On reaching Kingstone continue on this road and take a left turn into Swaledale Road. After a short distance the property will then be found on the left hand side.

**COUNCIL TAX**  
Band C 2025 - 2026

**LOCAL AUTHORITY**  
Herefordshire Council. Tel: 01432 260000.

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

**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.

**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.





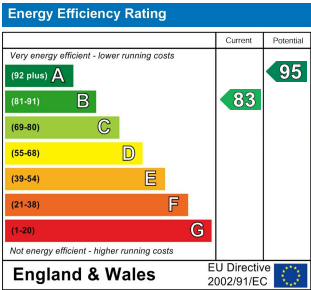
Floor Plan



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

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