

25 Westbury Close, Hereford, HR2 6RE

Price Guide £175,000

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NO CHAIN

Trivett Hicks is pleased to offer this well presented two bedroom terrace house, which is situated on the southern side of Hereford City, in the popular residential area of Lower Bullingham. The property has been improved recently with newly re-fitted kitchen, decoration and flooring throughout. The area benefits from a public house, church, convenience stores, takeaway and a nearby bus stop to the city.

The property offers entrance hall, living room, newly re-kitchen to the ground floor, two bedrooms and family bathroom. The property benefits from double glazing, electric panelled heating, off road parking and gardens.

FULL DETAILS

ENTRANCE HALL

Electric wall heater and telephone point.

FITTED KITCHEN 7'10" x 7'6" (2.41m x 2.29m)

Double glazed front aspect, re-fitted kitchen with matching base and wall units, single stainless sink unit, tiled splashbacks, plumbing for washing machine, freestanding Zanussi cooker and Fridgemaster fridge/freezer.

LIVING ROOM 17'1" x 11'9" (5.21m x 3.60m)

Double glazed rear aspect, power points, under stairs cupboard and door to rear garden.

FROM LIVING ROOM STAIRS LEAD TO FIRST FLOOR

LANDING

Access to the roof space, one power point.

MASTER BEDROOM 13'4" x 8'9" (4.07m x 2.67m)

Double glazed rear aspect, wall mounted electric heater, airing cupboard housing hot water tank, built in wardrobe and power points.

BEDROOM 2 10'10" x 6'8" (3.31m x 2.05m)

Double glazed front aspect, power points and wall mounted electric heater.

BATHROOM

Three piece suite comprising of pedestal wash hand basin, low level Wc, panelled bath with hand shower attachment over, electric towel rail radiator and shaver point and light.







#### DIRECTIONS

Leave the city centre office and take the left turning at the traffic lights onto Greyfriars Bridge. At the roundabout, take the first exit onto the Ross Road (A49-Ross). At the next set of traffic lights adjacent to the church, take the left turning into Holme Lacy Road. At the mini roundabout, go straight over and before the bridge take the turning on your left into Goodwin Way. Take the second turning right into Westbury Close. The property will be identified on the left hand side denoted by our For Sale board.

#### COUNCIL TAX

Band B £1772.02 2024 - 2025 (A reduction may be applicable for single occupancy).

#### TO VIEW

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

#### OWNERS COMMENTS

This competitively priced property is located in the well established residential location of Lower Bullingham. In this area, there are a range of amenities including public house and a parade of shops and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments, with both bus and railway stations.

The property is a well maintained and presented two bedroom terraced home, sat in a lovely private enclosed rear garden. It has the benefit of double glazing and comprises, entrance hall, kitchen, sitting room, first floor landing with access to two bedrooms and a bathroom.

It has just been renovated which includes a brand new kitchen, new work tops and sink, new tiles, new cushioned vinyl to the kitchen and hall together with new underlay & carpets throughout. The cooker and fridge freezer have also been professionally cleaned and are included within the sale. This property has been completely and professionally decorated throughout including all walls, ceilings and all woodwork ready for the new owners to move in to a turn key property. Early viewing recommended. Not to be missed !



#### 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.

#### LOCAL AUTHORITY

Herefordshire Council Tel: 01432 260000.

#### TENURE

Freehold

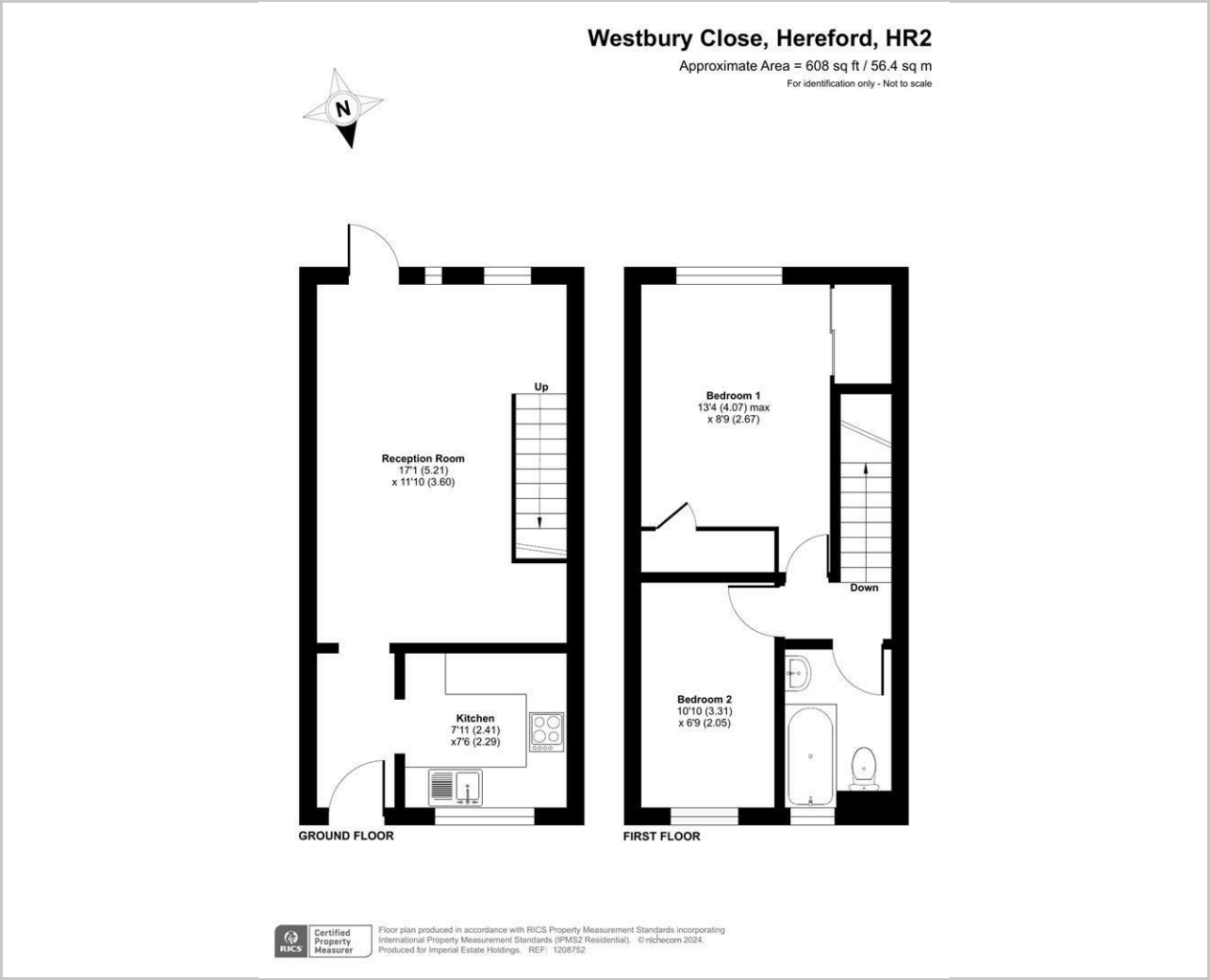
#### N.B

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.





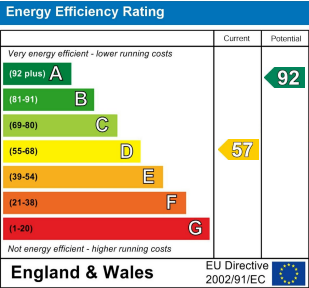
Floor Plan



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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