



45 Hebridean Gardens, Kingstone, Herefordshire, HR2
9TT

Asking Price £184,000



**45 Hebridean Gardens, Kingstone,
Herefordshire, HR2 9TT**
80% OF MARKET VALUE

Trivett Hicks is pleased to offer this well presented two bedroom semi detached property within the exciting recent development built by Lagan Homes. The property offers entrance hall, living room, fitted kitchen/dining room with integrated oven & hob, cloakroom Wc all to the ground floor. To the first floor two double bedrooms 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 lawn, patio areas and benefit of cold water tap. Side gate gives access back to the front of the property.

FULL DETAILS

ENTRANCE HALL
Radiator, power point, central heating thermostat, stairs to the first floor, door to:

LIVING ROOM 13'2" x 9'4" (4.02m x 2.85m)
Double glazed window to the front aspect, radiator, power points, door to:

KITCHEN/DINING ROOM 12'9" x 12'8" (3.89m x 3.87m)
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, tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted double oven, four ring gas hob with extractor hood over, double glazed window to the rear aspect, vinyl flooring, power points, ceiling spotlights, wall mounted Ideal gas boiler serving heating system and domestic hot water, double glazed double doors to the rear garden, door to:

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

LANDING
Radiator, power points, access to the roof space, door to:

MASTER BEDROOM 11'2" x 12'7" (3.40m x 3.84m)
Double glazed window to the front aspect, fitted double wardrobe with mirrored doors, radiator, TV point and power points.

BEDROOM 2 8'2" x 12'7" (2.49m x 3.84m)
Double glazed window to the rear aspect, radiator and power points.





BATHROOM

Fitted with three piece suite comprising panelled bath with fitted mains water pressure power shower with two shower heads including quencher head, glass shower screen, pedestal wash hand basin, tiled splashbacks, low-level WC, extractor fan, shaver point, obscure double glazed window to the side aspect, radiator and ceiling spotlights.

OUTSIDE

The front garden is mainly laid to lawn, it is approached by driveway providing off road parking for two cars. Side gate gives access to the rear garden being mainly laid to lawn with patio area enclosed by wooden panelled fencing.

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. Follow this road then take a right turn into Romney Way. From Romney Way take the next right into Hebridean Gardens and the property will be seen on the right hand side.

COUNCIL TAX

Band B 2025-2026

AGENTS NOTE

This is an affordable property, all interested parties will have to be assessed by Strategic Housing at Herefordshire Council. There is a local connection criteria, only someone with a local connection to Hereford will be eligible to be considered for the affordable property.

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The Property is being sold at 80% share of the market value.

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.

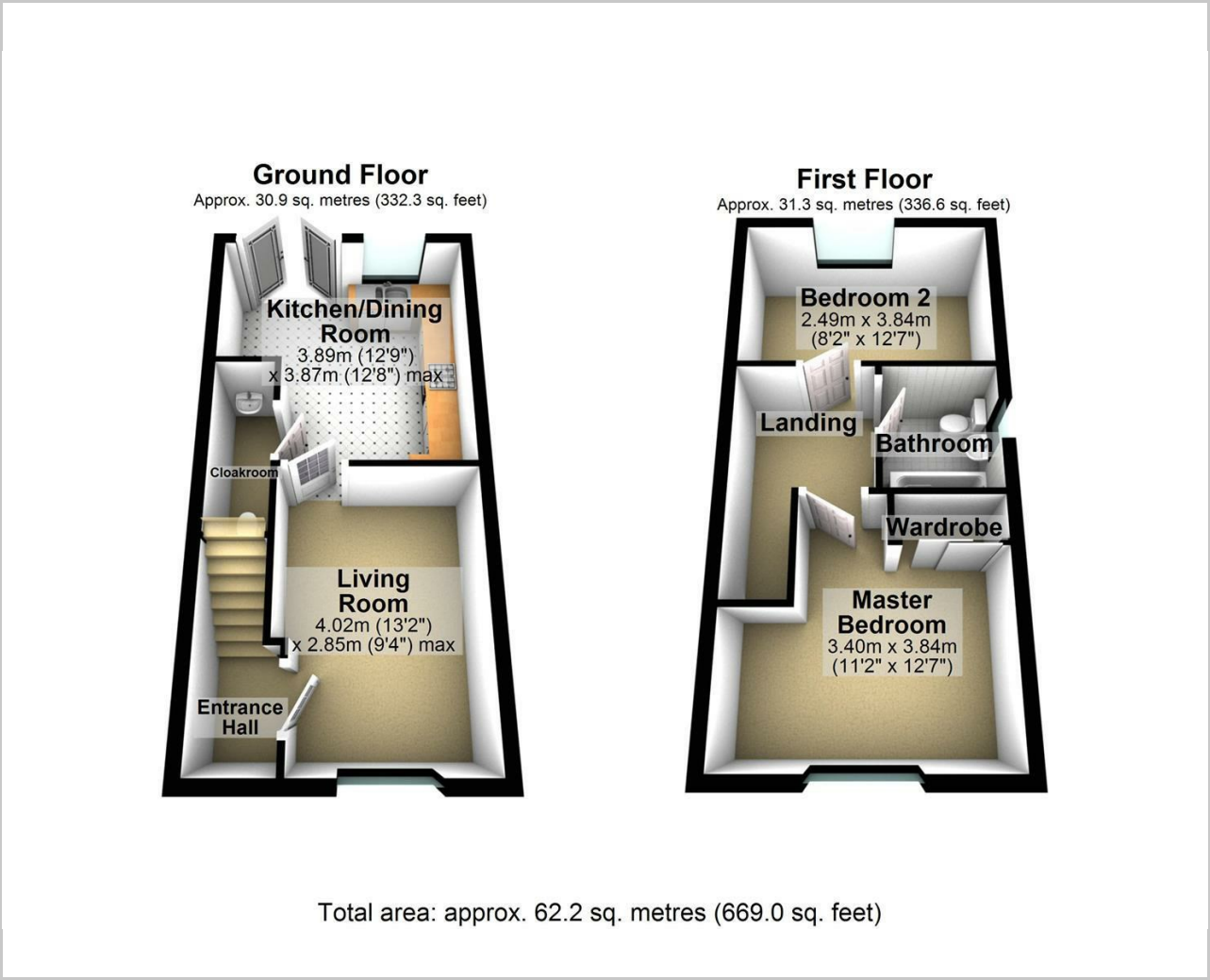
MONEY LAUNDERING REGULATIONS

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.

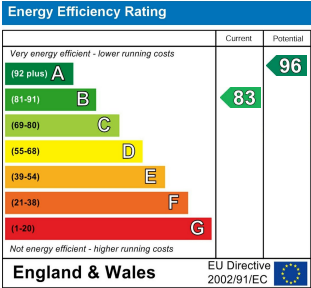
Floor Plan



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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