



28 John Tarrant Close, Hereford, HR2 7JA

Asking Price £112,500



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Trivett Hicks is pleased to offer this well presented one bedroom first floor apartment, situated south of Hereford City. There are numerous amenities nearby to include supermarket, petrol station, doctors surgery, primary and secondary school, takeaways and a regular bus service into Hereford city centre and all of its amenities.

The accommodation comprises of; entrance hall, living room, re-fitted kitchen with integrated appliances, bedroom and re-fitted shower room. The property benefits from communal garden to the rear, double glazing and electric heating.

FULL DETAILS

ENTRANCE HALL

Wall mounted electric heater, power points, front door intercom allowing secure access to the property, fitted storage cupboard and additional cupboard with hot water tank.

LIVING ROOM 10'4" x 14'4" (3.14m x 4.36m)

Double glazed window to the side aspect, wall mounted electric heater, laminate flooring, power points, coved and textured ceiling.

RE-FITTED KITCHEN 8'6" x 8'8" (2.59m x 2.63m)

Re-fitted with a matching range of base and eye level units, sink unit with mixer tap, tiled splashbacks, kickplate unit lights, Beko integrated dishwasher, space for fridge/freezer, fitted eye level electric oven, four ring ceramic hob with extractor hood over, built-in microwave/grill, double glazed window to the side aspect, ceramic tiled flooring, power points and ceiling spotlights.

BEDROOM 11'9" x 10'10" (3.58m x 3.31m)

Double glazed window to the side aspect, built in fitted wardrobe with full mirrored double doors, wall mounted electric heater, oak style high gloss finish laminate flooring, power points, coved and textured ceiling, door to:



SHOWER ROOM

Fitted with three piece suite comprising recessed shower enclosure with fitted Triton electric shower and glass door, wash hand basin vanity unit with cupboards under and mixer tap over, low-level WC, extractor fan, obscure double glazed window to the front aspect, ceramic tiled flooring and ceiling spotlights.

OUTSIDE

To the rear there is a communal garden, which is laid to lawn with washing line area and bicycle rack. To the front off road parking space, but on a first come, first served basis

TENURE

leasehold

LEASEHOLD INFORMATION

Lease length 125 years from 1991. Maintenance charge currently £68.66 per month.

COUNCIL TAX

Band A £1619.24 2025-2026 (A reduction may be applicable for single occupancy).

DIRECTIONS

Leave Hereford city centre on the A465 Belmont Road. At the roundabout take the first exit onto Southolme Road. Continue straight at the mini roundabout. Follow the road around on Treago Grove until you reach John Tarrant Close, which is situated on the right, just after Blakemore Close on the left.

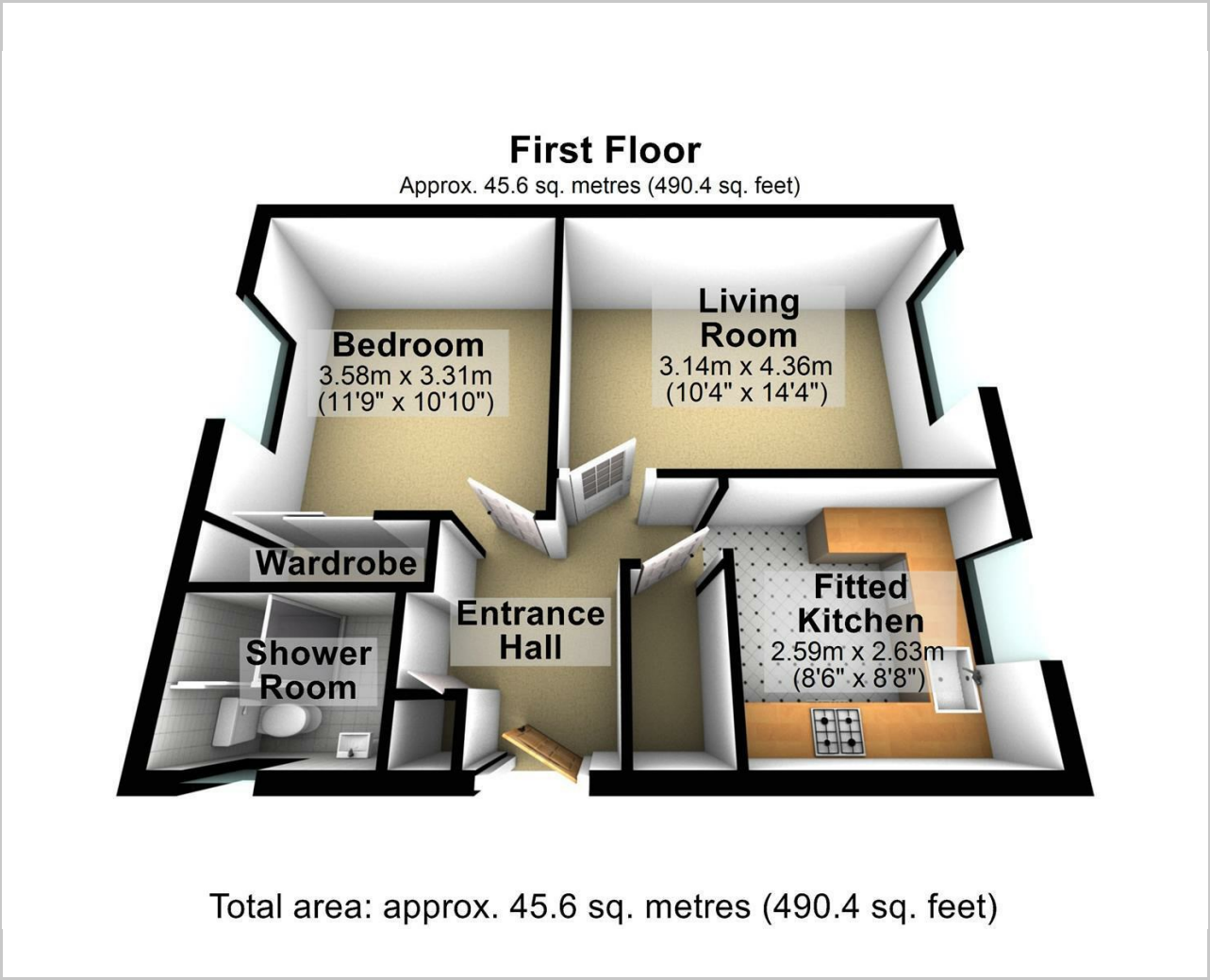
MONEY LAUNDERING

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.

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.

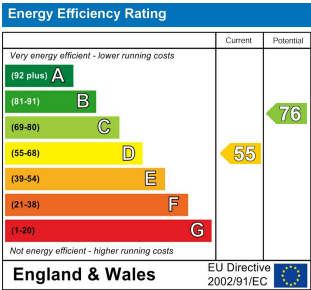
Floor Plan



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.

Hereford
T 01432 274300
E hereford@trivett-hicks.com
10 St. Peters Street
Hereford
HR1 2LE

Directors
Jason Hicks MNAEA
Jeremy Trivett
TrivettHicks Ltd Registered Office
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

Ross-on-Wye
T 01989 768666 **F** 01989 764185
E ross@trivett-hicks.com
53 Broad Street
Ross-on-Wye
HR9 7DY