



43 Brookside, Hereford, HR1 2RW

Asking Price £425,000

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Trivett Hicks is pleased to be offering this excellent, very well presented three bedroom detached dormer bungalow for sale. The property is situated on the northern side of the cathedral city of Hereford in this sought after location. The area benefits from many local amenities to include Tesco express, public house, church, popular school catchment area and has a regular bus service to and from Hereford city.

The property comprises of entrance hall, living room, dining room, fitted kitchen/breakfast room with integrated appliances, bedroom two/sitting room and bathroom all to the ground floor. To the first floor two further double bedrooms and a shower room.

The property benefits from gas central heating, double glazing, off road parking for several cars, garage and landscaped gardens.

FULL DETAILS

ENTRANCE HALL

Obscure double glazed window to the side aspect, radiator, parquet style wooden flooring, power points, under stairs cupboard, stairs to the first floor, door to:

LIVING ROOM 14'5" x 11'11" (4.39m x 3.64m)

Two obscure double glazed arched windows to the side aspect, double glazed window to the front aspect, radiator, TV point, power points, coved ceiling, feature fireplace with marble effect hearth and wooden mantle over.

KITCHEN/BREAKFAST ROOM 11'7" x 9'11" (3.54m x 3.03m)

Fitted with a matching range of base and eye level units with granite worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, under-unit lights, integrated NEFF larder fridge and dishwasher, plumbing for automatic washing machine and dishwasher, integrated automatic washing machine, fitted NEFF electric fan assisted oven, additionally integrated microwave oven and plate warmer, four ring ceramic hob with extractor hood over, double glazed window to the front and side aspect, radiator, attractive porcelain style ceramic tiled flooring, power points, coved ceiling with ceiling spotlights, door leads out to the side pathway.

DINING ROOM 9'11" x 10'11" (3.02m x 3.32m)

Light oak style laminate flooring, power points, coved ceiling, double glazed sliding doors to the rear garden, door to:

BEDROOM 2/SITTING ROOM 9'11" x 10'11" (3.02m x 3.34m)

Double glazed window to the rear aspect, double radiator, laminate style flooring, power points and coved ceiling.

BATHROOM

Fitted with three piece suite comprising panelled bath with hand shower attachment over, additionally fitted mains water pressure power shower over and glass screen, wash hand basin in vanity unit with cupboards and drawers under, low-level WC, extractor fan, shaver point and light, two obscure double glazed windows to the side aspect, radiator, electric towel radiator, marble effect laminate flooring and textured ceiling with ceiling spotlights.

LANDING

Power point, airing cupboard housing Worcester combination boiler, access to the roof space, door to:

MASTER BEDROOM 13'11" x 10'9" (4.25m x 3.27m)

Double glazed window to the front aspect, fitted wardrobe suite with hanging rail, shelving and part full-length mirrored sliding doors, double radiator, eaves storage space, laminate flooring and power points, door to:

BEDROOM 3 10'0" x 10'9" (3.05m x 3.27m)

Double glazed window to the rear aspect, fitted bedroom suite with a range of wardrobes with hanging rail and shelving, radiator, laminate flooring, power points and eaves storage space.

SHOWER ROOM

Obscure double glazed window to the side aspect, suite comprising wash hand basin inset in vanity unit with cupboard under, low level wc, shower cubical housing electric shower having sliding glass doors and heated towel rail.



GARAGE 15'9" x 9'1" (4.79m x 2.76m)

Window to the side, power points, ceiling racking, up and over door to the front aspect.

GARDEN TOOL STORE ROOM 8'9" x 4'6" (2.69m x 1.38m)

Power points and shelving

OUTSIDE

The property is approached by a gated driveway providing off road parking for several cars. The driveway then leads to the single garage having up and over door to the front and pedestrian door to the rear, which gives access to the rear garden. The attractive front garden is mainly laid to lawn with raised flower and shrub beds bordering. Gated pathway to the side of the property leads to the access for the cold water tap and rear garden. The landscaped rear garden has Indian stone paved patio, making an ideal seating area, steps then lead up to the lawn. The lawn is bordered by rockery area to the one side and to the far side flower and shrub borders. The garden has the additional benefit of summerhouse with decking area, greenhouse, brick built garden store and is all enclosed by wooden panelled fencing.

DIRECTIONS

Proceeding out of Hereford on the Ledbury Road pass under the railway bridge and also pass the Tesco's express garage on your right. Take the next right into Lichfield Avenue, proceed along this road and after a short distance turn right again into Brookside. Proceed into the cul-de-sac bear left at the T junction, follow the road all the way around and the property will be seen on the left hand side.

TENURE

Freehold

TO VIEW

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

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

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.

COUNCIL TAX

Band D £2428.86

N.B.

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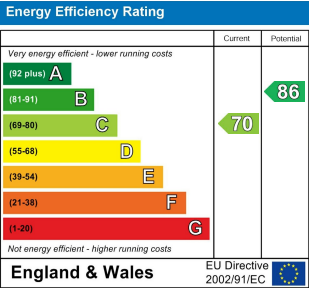
Floor Plan



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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