



6 Rotherwas Close, Hereford, HR2 6RG

Asking Price £285,000

4 1 1 D

6 Rotherwas Close, Hereford, HR2 6RG

NO CHAIN - NEW PRICE

Trivett Hicks is pleased to offer this spacious four bedroom detached house with garage and large workshop/studio. The property is situated to the southern side of Hereford city.

The accommodation briefly comprises of entrance hall, living room, fitted kitchen/dining area and cloakroom all to the ground floor. To the first floor four bedrooms and a bathroom with shower.

The property benefits from Worcester boiler running the gas central heating, good size rear garden, garage, large workshop 7m x 3.36m. The secure workshop could be used as a work from home business like hair salon, office administration or many other uses subject to the necessary planning consents. The residence also has the benefit of off road parking for several cars. This property would make an ideal family home with many local amenities to include post office, hairdressers and Tesco express nearby. Easy access to Rotherwas Industrial Estate and Hereford city itself can be found approximately three miles away, where you will find all the centres amenities that you would expect.

FULL DETAILS

ENTRANCE HALL

Double glazed entrance door, obscure double glazed window to the side aspect, radiator, central heating thermostat, stairs to the first floor, double doors lead to the Living Room, door to:

CLOAKROOM

Obscure double glazed window to the side aspect, fitted with two piece suite comprising wash hand basin in vanity unit with cupboard under, low-level WC, tiled splashback, heated towel rail, ceramic tiled flooring and textured ceiling.

LIVING ROOM 15'9" x 10'7" (4.82m x 3.23m)

Double glazed window to the front aspect, double radiator, TV point, power points, gas fire on tiled hearth, coved and textured ceiling.

FROM ENTRANCE HALL INTERNAL DOOR LEADS TO

GARAGE 15'10" x 9'3" (4.85m x 2.84m)

Power points, remote controlled automatic garage roller door to the front.

DINING AREA 10'0" x 8'6" (3.06m x 2.61m)

Radiator, terracotta style laminate flooring, power points, coved and textured ceiling, double glazed sliding doors to the rear garden, opening to:

FITTED KITCHEN 9'8" x 8'6" (2.97m x 2.61m)

Fitted with a matching range of oak style fronted base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, dishwasher, automatic washing machine and cooker, fitted extractor hood, double glazed window to the rear aspect, terracotta style laminate flooring, power points, textured ceiling, wall mounted Worcester gas boiler serving heating system and domestic hot water with heating timer control.

FROM HALLWAY STAIRS LEAD TO THE FIRST FLOOR

FIRST FLOOR

LANDING

Double glazed window to the side aspect, radiator and fitted airing cupboard, access to the large attic space with ladder, boarded and some shelving, door to:

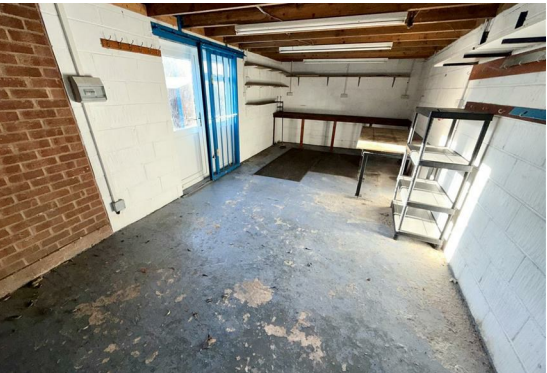
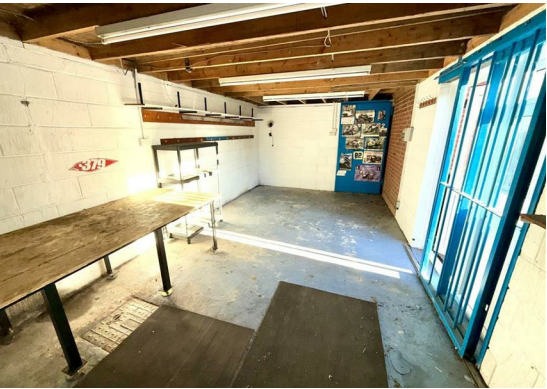
MASTER BEDROOM 10'7" x 9'10" (3.23m x 3.00m)

Double glazed window to the front aspect, radiator, power points and fitted built in wardrobes to the one wall.

BEDROOM 2 9'8" max x 8'10" (2.96m max x 2.71m)

Double glazed window to the rear aspect, radiator and power points.





BEDROOM 3 9'10" x 7'4" (3.00m x 2.25m)

Double glazed window to the front aspect, radiator, power points and built in wardrobe recess.

BEDROOM 4 8'2" x 7'8" (2.51m x 2.34m)

Double glazed window to the rear aspect, radiator, power points and built in wardrobe.

BATHROOM

Fitted with three piece suite comprising bath with fitted Mira electric shower over, pedestal wash hand basin, tiled splashbacks, low-level WC, obscure double glazed window to the side aspect and heated towel rail.

OUTSIDE

The property is approached by driveway, providing off road parking for several cars. This leads to the garage that benefits from remote controlled automatic roller door and power points. Paved pathway at the front of the property leads around to the right hand side of the home. This gives access to the main house and the large workshop/studio room. The studio room could be an ideal work from home/office area or for other various uses. To the rear of the property it is mainly laid to lawn with patio area and wooden garden store at the far end. The garden benefits from outside tap with the whole being enclosed by wooden panelled fencing.

WORKSHOP 23'4" x 11'0" (7.13m x 3.36m)

Double glazed door and window to the side aspect overlooking the rear garden, power points, additional door to the front giving access to the front of the property. Behind the main workshop/studio there is a large lockable store cupboard

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.

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

COUNCIL TAX

Band D £2278.32 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.

DIRECTIONS

Proceed out of Hereford on the A49 towards Ross-on-Wye, turning left into the Holme Lacy Road. Continue on this road passing Tesco's express on your right, proceed straight over the mini roundabout and before the metal bridge take a left turn into Goodwin Way. Continue along Goodwin Way, which then leads into Rotherwas Close. The property will then be found on the left hand side after a short distance.

TENURE

Freehold

N.B

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 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 before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 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.

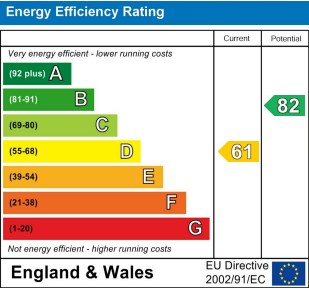
Floor Plan



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