



22 Haldon Way, Hereford, Herefordshire, HR4 9XA

Asking Price £220,000



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Trivett Hicks is pleased to offer this well presented two bedroom semi detached bungalow. The property is tucked away at the end of a cul-de-sac in Haldon Way, which is within the residential area of Bobblestock.

Bobblestock offers many amenities to include newsagent, supermarket, doctor's surgery and regular bus service to the city of Hereford.

The accommodation is well presented and briefly includes entrance hall, living room/dining area, fitted kitchen, two bedrooms and separate shower room.

Outside there is good vehicular access with parking and in addition a single garage. The property also benefits from gardens to the front and rear.

ENTRANCE HALL

Radiator, vinyl flooring, power point, access to the roof space, two fitted storage cupboards and radiator.

LIVING ROOM/DINING ROOM 16'7" x 11'7" (5.06m x 3.52m)

Glazed windows to the rear aspect, 2 x radiators, power points, double doors to the rear garden.

FITTED KITCHEN 7'0" x 8'0" (2.14m x 2.44m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer and automatic washing machine, fitted integrated electric oven, four ring gas hob with extractor hood over, double glazed window to the rear aspect, vinyl flooring, power points, door to:

MASTER BEDROOM 10'8" x 9'11" (3.25m x 3.02m)

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

BEDROOM 2 7'5" x 7'5" (2.27m x 2.26m)

Double glazed window to the front aspect, radiator, power points, door to:

SHOWER ROOM

Fitted with three piece suite comprising shower cubical with fitted electric shower with glass sliding doors, wash hand basin in vanity unit with cupboards under having mixer tap, tiled splashbacks, low-level WC, extractor fan, shaver point, obscure double glazed window to the side aspect and radiator.



GARDEN

The front garden is mainly laid to lawn, with gate to the side giving access to the rear garden. The rear garden offers low maintenance having astro style turf garden, paved patio and decking area.

GARAGE

Single garage with up and over door

COUNCIL TAX

Band B £1889.10 2025 - 2026 (A reduction may be applicable for single occupancy).

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.

TO VIEW

Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300 Email: hereford@trivett-hicks.com

DIRECTIONS

Proceed out of Hereford on the Whitecross Road and continue up to the roundabout. Take the third exit into Three Elms Road and continue for approximately one mile, taking the right turn into Grandstand Road. Take the next left into Kempton Avenue and follow the road around taking your fourth turning on the left into Haldon Way. When entering Haldon Way take the right fork, then the property will be situated on the right hand far corner where you will see our for sale board.

TENURE

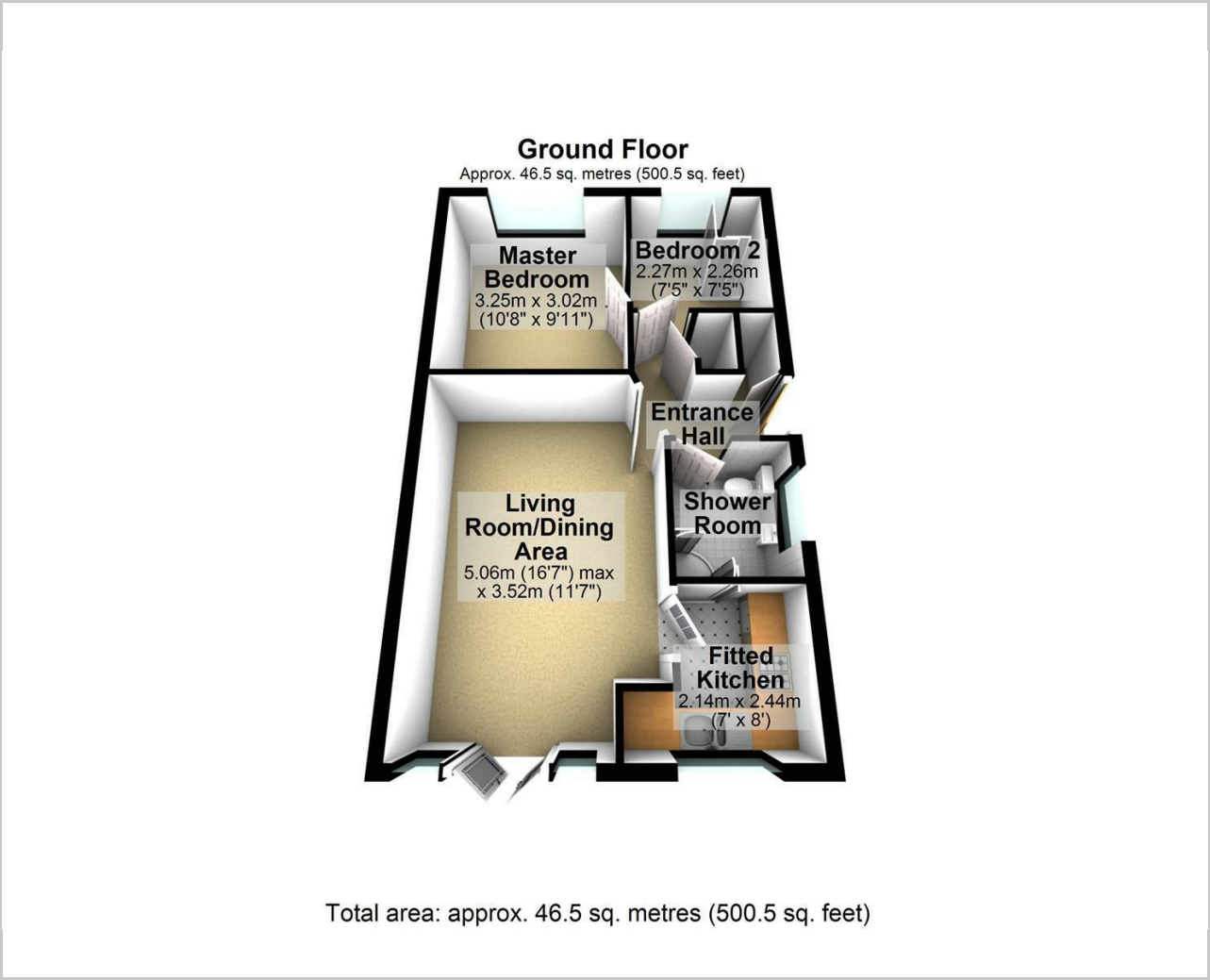
Freehold

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.



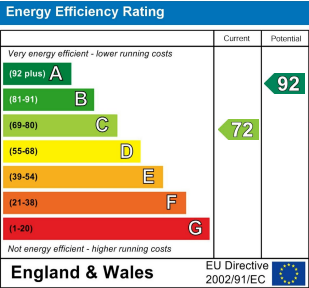
Floor Plan



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.

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