



Trivett Hicks



13 Merryhill Crescent, Hereford, HR2 7AH

Asking Price £165,000



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Trivett Hicks is pleased to offer this three bedroom house in need of extensive improvement. The property is located to the 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 property offers in more detail entrance hall, living room, kitchen, dining room all to the ground floor. To the first floor, three bedrooms and a family. Outside the property benefits from gardens to the front and rear.

## FULL DETAILS

### ENTRANCE HALL

Stairs to the first floor, door to:



### LIVING ROOM 9'8" x 13'8" (2.95m x 4.17m)

Double glazed bay window to front aspect, power point(s) with feature, tiled hearth, mantle over and storage cupboard.



### DINING ROOM 10'1" x 10'5" (3.08m x 3.17m)

Base units, double glazed window to the rear aspect, power points, opening to:

### KITCHEN 8'0" x 6'6" (2.44m x 1.97m)

Fitted with a matching range of base units, stainless steel sink unit, tiled splashbacks, double glazed window to the rear aspect, door to rear garden.

### LANDING

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



### MASTER BEDROOM 10'1" x 12'0" (3.08m x 3.67m)

Double glazed window to the front aspect, power points and fitted storage cupboard.

### BEDROOM TWO 10'1" x 7'11" (3.08m x 2.41m)

Double glazed window to the front aspect and power points.

### BEDROOM THREE 10'1" x 7'6" (3.08m x 2.28m)

Double glazed window to rear aspect, electric radiator, power point(s).

### BATHROOM

Fitted with three piece suite comprising pedestal wash hand basin, panelled bath with hand shower attachment over, low-level WC, tiled splashbacks and obscure double glazed window to the rear aspect.



**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 B £1889.10 2025 - 2026 (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 Email: hereford@trivett-hicks.com

**DIRECTIONS**  
Leave the City Centre and head towards Greyfriars bridge. At the traffic lights, take the second exit onto Belmont Road and follow. Just before you approach the overhead bridge, take the right turning into Hunderton Road. Follow Hunderton Road and you will come to a roundabout. Take the first exit into Blackmarston Road and then bear left into Merryhill Crescent.

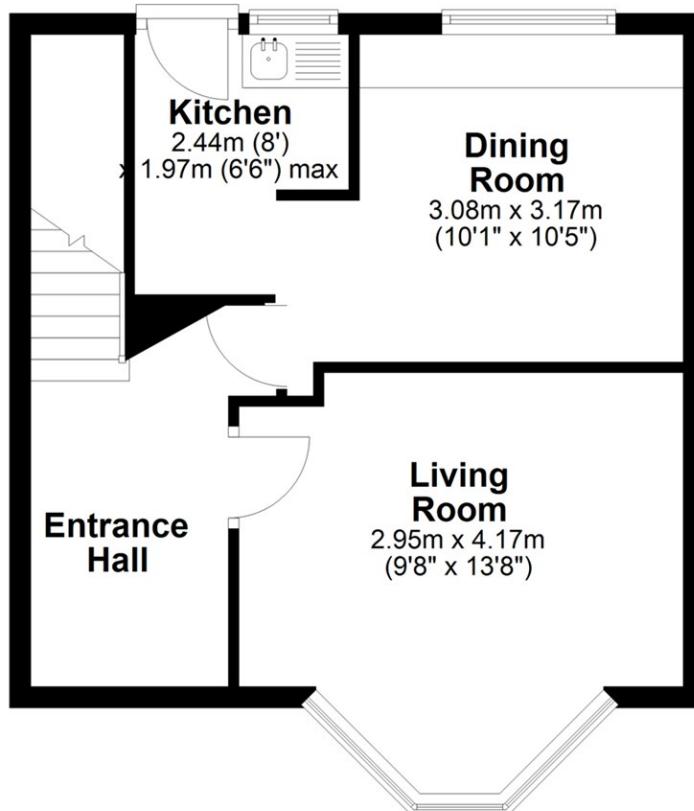
**TENURE**  
Freehold

**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

### Ground Floor

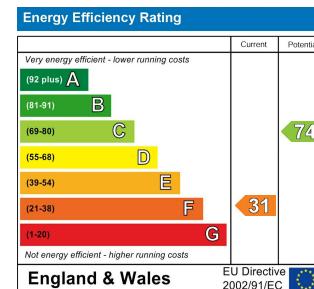
Approx. 42.3 sq. metres (455.6 sq. feet)



## 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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