

Trivett Hicks

44 Southbank Road, Hereford, Herefordshire, HR1 2TL

Asking Price £449,995

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NEW PRICE

Trivett Hicks is pleased to offer this well presented, spacious four bedroom detached bungalow. The property is located in one of the most sought after residential areas in Hereford, Southbank Road. Southbank Road is within walking distance of the city centre and all of its amenities such as; railway station, colleges, hospital, various shops, restaurants and supermarket to name but a few.

The property offers living room/diner, fitted kitchen/breakfast room with built in appliances to include fridge/freezer, oven and hob, utility room, four bedrooms, bathroom with four piece suite to include separate shower cubical.

Outside the gardens are planned for easier maintenance being laid to patio with raised shrub/flower beds bordering. Parking for several cars to the front and single garage with power and light having remote controlled roller door.

FULL DETAILS

ENTRANCE HALL
Double glazed obscure door, oak style laminate flooring, power points, coved ceiling, open plan to:

LIVING ROOM/DINER 21'8" x 11'9" (6.62m x 3.59m)
Double glazed window to the front and rear aspect, radiator, TV points, power points, coved ceiling, living flame effect gas fire with marble effect hearth and mantle over.

KITCHEN/BREAKFAST ROOM 13'9" x 8'6" (4.20m x 2.61m)
Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, integrated fridge/freezer, fitted electric fan assisted oven, four ring ceramic hob with extractor hood over, double glazed window to the rear aspect, vinyl flooring, heated towel rail, power points, coved ceiling and ceiling spotlights.

UTILITY ROOM 8'8" x 5'2" (2.65m x 1.59m)
Worktop space over, plumbing for automatic washing machine and dishwasher, double glazed window to the rear aspect, radiator, ceramic tiled flooring, power points, coved ceiling, wall mounted Worcester gas boiler serving heating system and domestic hot water, double glazed obscure door to the rear garden.

MASTER BEDROOM 12'9" x 10'9" (3.91m x 3.30m)
Double glazed window to the front aspect, radiator, power points, built in wardrobe and coved ceiling, door to:

BEDROOM 2 11'11" x 9'4" (3.65m x 2.86m)
Double glazed window to the rear aspect, radiator, two built in wardrobes, power points and coved ceiling, door to:

























BEDROOM 3 10'9" x 7'11" (3.30m x 2.43m)
Double glazed window to the front aspect, radiator, laminate flooring, telephone point, power points, coved ceiling with ceiling spotlights.

BEDROOM 4 9'10" x 6'11" (3.01m x 2.12m)
Double glazed window to the front aspect, radiator, oak style laminate flooring, power points, fitted drawers unit with worktop space over.

BATHROOM
Fitted with four piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin, shower enclosure with fitted Triton electric shower with folding glass screen, low-level WC, tiled splashbacks, heated towel rail, extractor fan, obscure double glazed windows to the rear aspect, radiator, ceramic tiled flooring, coved ceiling with ceiling spotlights.

OUTSIDE
The property is approached by brick paved driveway providing off road parking for several cars. This leads to garage with remote controlled rolling door to the front and pedestrian door to the rear. The front garden is mainly laid to lawn with gated pathway to the side which leads to the rear garden. The rear garden is landscaped to comprise of various flower and shrub beds with paving areas interspersed. The garden has the benefit of outside lighting, cold water tap and is enclosed by wooden panelled fencing.

DIRECTIONS
Leave Hereford city centre on the Commercial Road, proceeding over the railway bridge continuing up Aylestone Hill on the A465. Once you pass over the railway bridge, take the second turning right into Bodenham. After a short distance take the next turning on the left into Southbank Road and the property will be found on the right hand side, after a short distance.

COUNCIL TAX
Band D £2449 2026-2027 (A reduction may be applicable for single occupancy)

TO VIEW
To arrange a viewing you must complete our Registration Form. Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street Hereford Tel: 01432 274300.

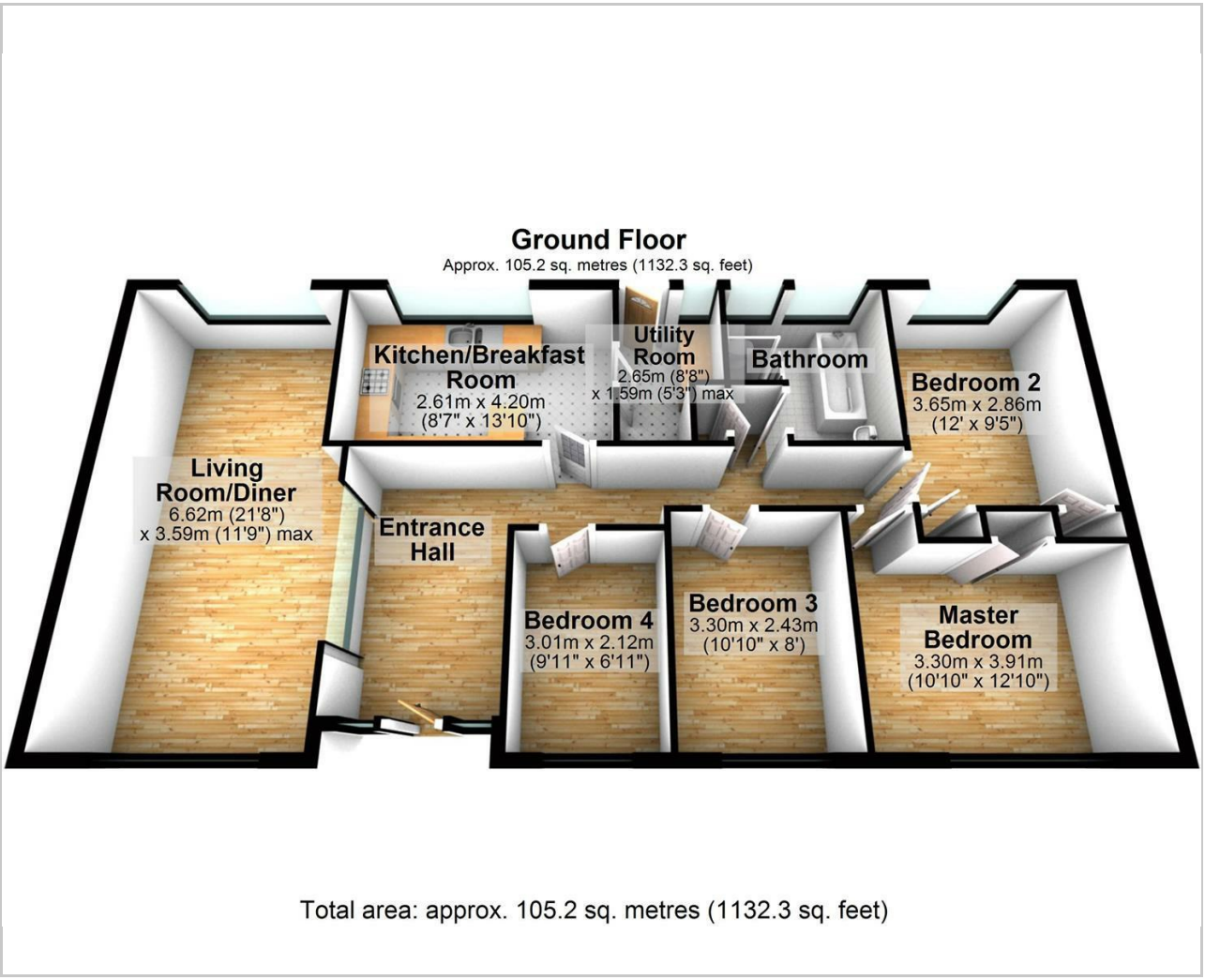
MONEY LAUNDERING REGULATIONS
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

LOCAL AUTHORITY
Herefordshire Council Tel: 01432 260000.

TENURE
Freehold

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

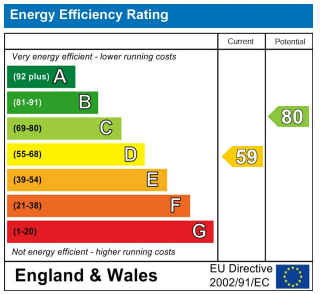


Total area: approx. 105.2 sq. metres (1132.3 sq. feet)

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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