



Kimberley Church Road, Lyde, Hereford, HR1 3AB

Asking Price £330,000

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**Kimberley Church Road, Lyde, Hereford,
HR1 3AB**

Trivett Hicks is pleased to offer this substantial three bedroom semi detached house with garage and extensive rear garden, situated in the popular area of Lyde. The property would benefit from some improvement, also lending itself to being extended with the necessary planning consents. The garden being an exciting feature with many possibilities awaiting the potential new owner.

Lyde which is situated to the northern side of Hereford benefits from local amenities including church, public house and village store in nearby Moreton-On-Lugg. The area offers rural life, but is only approximately three miles from Hereford City centre.

The property offers entrance hall, fitted kitchen, living room, dining room and utility area all to the ground floor. To the first floor three bedrooms and a family shower room. The property benefits from double glazing, large rear garden, off road parking and garage with electric remote door.

FULL DETAILS

ENTRANCE HALL 12'8" x 6'5" (3.86m x 1.95m)

Obscure glazed window to the front aspect, electric storage heater, door to:

LIVING ROOM 12'8" x 14'4" (3.86m x 4.36m)

Double glazed window to the front aspect, radiator, TV point, power points, living flame effect electric fire, marble effect hearth with wooden feature mantle over, door to:

DINING ROOM 10'6" x 11'1" (3.19m x 3.39m)

Electric storage heater, power points, double glazed sliding doors to the rear garden, door to:

FITTED KITCHEN 10'5" x 9'6" (3.18m x 2.90m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing and space for automatic washing machine, fitted electric fan assisted oven, four ring ceramic hob with extractor hood over, walk-in pantry, double glazed window to the rear aspect, vinyl flooring, power points and door to:

UTILITY AREA 11'10" x 8'11" (3.61m x 2.72m)

Glazed window to the rear aspect, doors giving access to the old coal store, now cupboard, garage and rear garden:

GARAGE 16'0" x 8'11" (4.87m x 2.71m)

Glazed window to the side aspect, electric garage roller door to the front and power points.

FROM ENTRANCE HALL

Stairs lead to the first floor.

LANDING

Double glazed window to the side aspect, fitted cupboard, power point, access to the roof space, door to:

BEDROOM ONE 10'7" x 14'2" (3.22m x 4.33m)

Double glazed window to the rear aspect, power points and fitted wardrobe with double doors:





BEDROOM TWO 10'8" x 11'11" (3.26m x 3.63m)

Double glazed window to the front aspect, power points and fitted wardrobe with fitted doors, door to:

BEDROOM THREE 7'6" x 9'0" (2.28m x 2.74m)

Double glazed window to the front aspect and power points.

SHOWER ROOM 5'5" x 6'8" (1.64m x 2.02m)

Fitted with three piece suite with comprising shower enclosure with fitted Triton electric shower and folding glass screen, pedestal wash hand basin with tiled splashbacks, low-level WC, electric fan heater and obscure double glazed window to the rear aspect.

OUTSIDE

The property is approached by driveway providing off road parking for several cars, this leads to garage with electric roller remote controlled door. The front garden is laid to lawn with shrub beds bordering to the side with brick wall retaining the front boundary. Side access leads to the rear garden, which is extensive comprising of patio area, various flower and shrub beds with trees interspersed. The garden has the benefit of outside tap and is enclosed by mature hedgerow.

DIRECTIONS

Leave the city centre from Edgar Street then at the roundabout turn left into Newtown Road. At the next mini roundabout take the second exit right into Holmer Road. Continue straight over at the next roundabout adjacent to The Starting Gate public house. Follow the A49 and take the turning on the right turn signposted Kenchester Water Gardens. Next pass the Kenchester Water Gardens on your right and the property will be found a short distance along on the left hand side.

COUNCIL TAX

Band C £2236.34 - 2026/2027

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

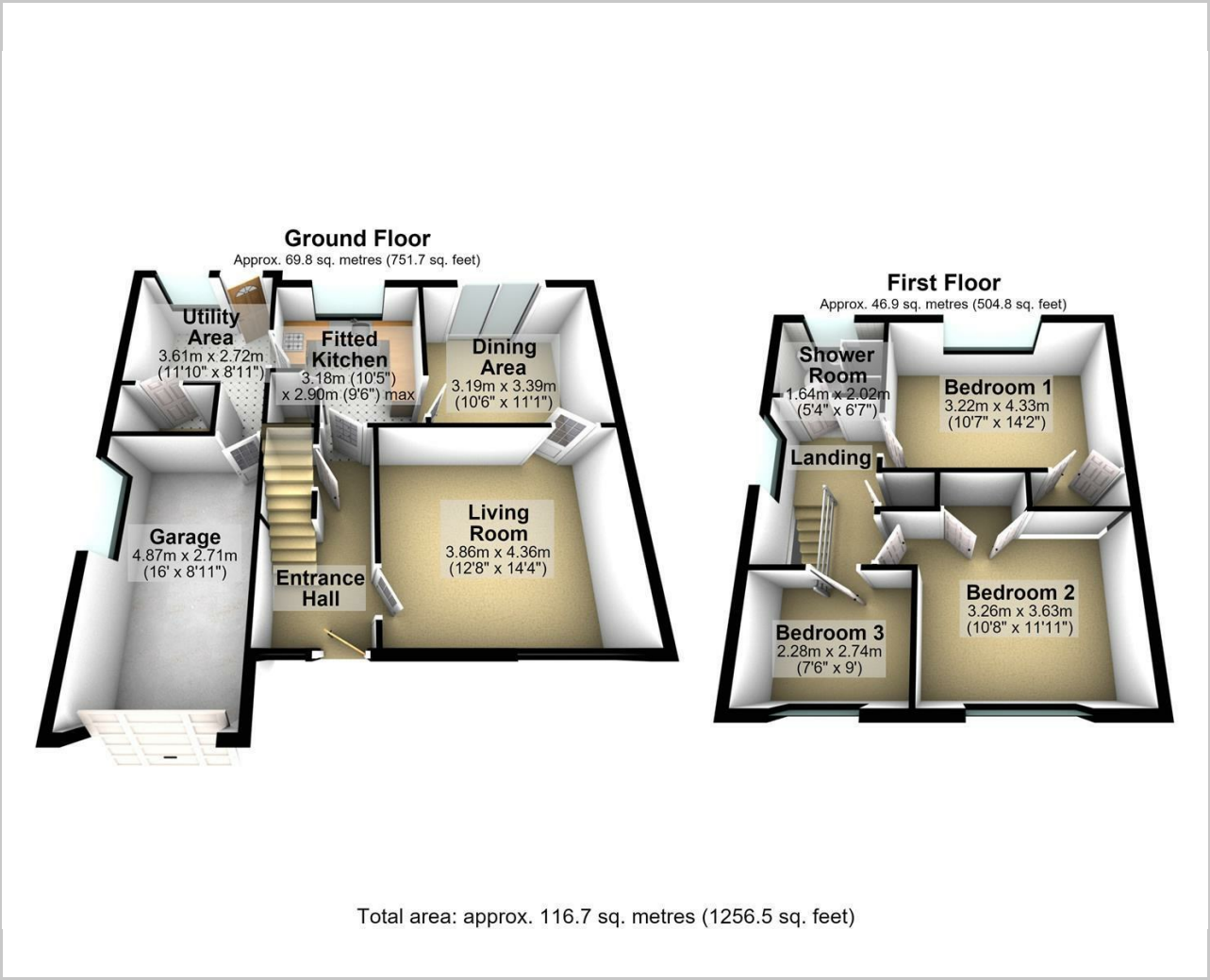
Freehold

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.



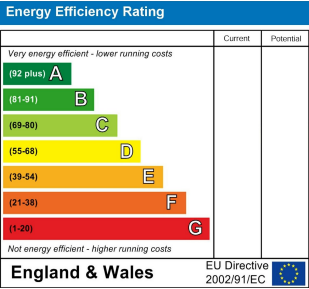
Floor Plan



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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