



Trivett Hicks



28 Springfield Road, Withington, Hereford, HR1 3RU

Asking Price £350,000



## 28 Springfield Road, Withington, Hereford, HR1 3RU

Trivett Hicks is pleased to offer this modern, well presented three bedroom detached property, which is located within the popular area of Withington to the northern side of Hereford. The property is conveniently situated with access to both Hereford city and Worcester with its motorway links. Local amenities include; shop, post office, village hall, school, church and a bus service.

The internal accommodation comprises in more detail, entrance hall, living room, playroom, dining room, kitchen benefiting from integrated appliances, conservatory all to the ground floor. To the first floor, three bedrooms including a master bedroom with en-suite and installed air conditioning, family bathroom with a bath and shower.

The property is approached by driveway providing off road parking for two cars. To the rear, the garden has been landscaped to provide patio area with flower and shrub beds bordering. Also the garden has the benefit of studio room located in the one corner of the garden, with mains electric supply.

### ENTRANCE HALL

Stairs to the first floor, door to:

### FITTED KITCHEN 7'11" x 13'10" (2.42m x 4.21m)

Two double glazed windows to the rear aspect, fitted with matching base and wall units, 1 & 1/2 bowl sink unit, tiled splashbacks, power points, plumbing for washing machine, space fridge/freezer, plumbing for washing machine, double glazed door to the rear garden, door to:

### DINING ROOM 16'3" x 8'4" (4.96m x 2.54m)

Double glazed window to the front aspect, radiator, beech style laminate flooring, power points archway to kitchen, door to:

### LIVING ROOM 14'8" x 9'10" (4.48m x 3.00m)

Double glazed bay window to the front aspect, radiator, power points, living flame effect gas fire set in Cotswold style stone fireplace, ceiling spot lights and coved ceiling, door to:

### PLAY ROOM 7'11" x 7'7" (2.42m x 2.32m)

Radiator, beech style laminate flooring, power points, double door to:

### CONSERVATORY 12'7" x 7'10" (3.86m x 2.41m)

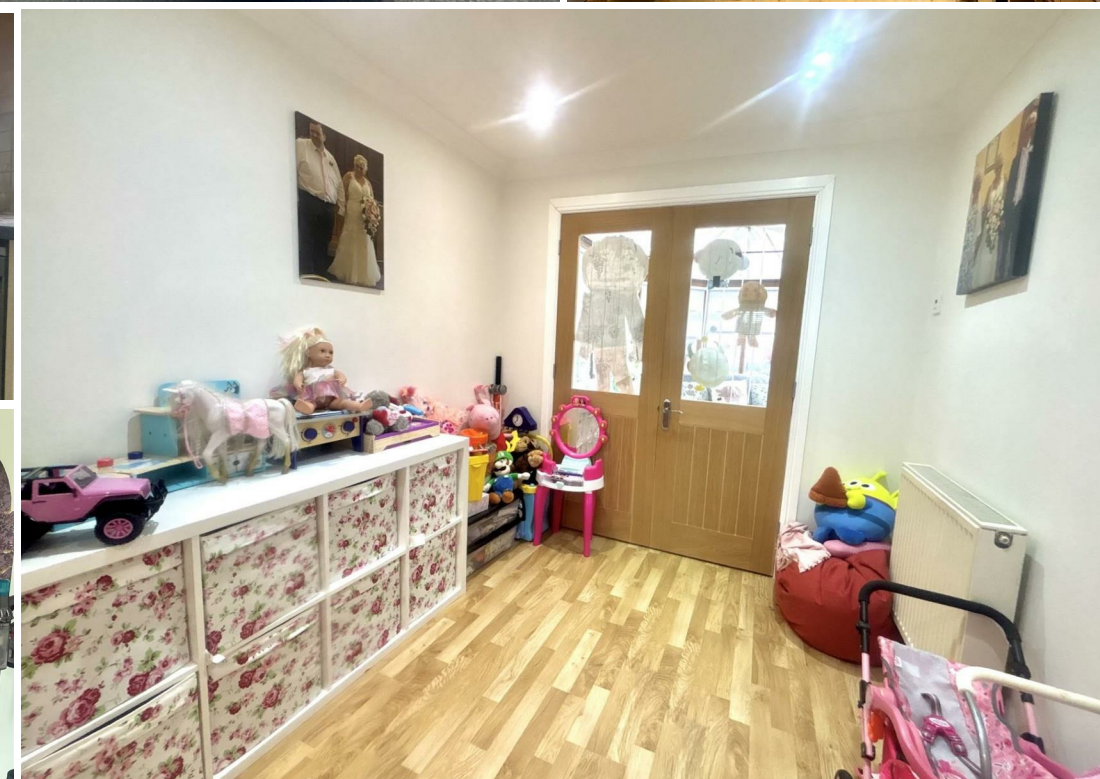
Double glazed windows to the side and rear aspects, ceramic tiled flooring, power points, ceiling fan and double glazed double doors to the rear garden.

### LANDING

Power points, ceiling spotlights and access to the roof space, door to:

### BEDROOM 1 10'9" x 9'11" (3.27m x 3.01m)

Double glazed window to the front aspect, radiator, power points and two built in cupboards.





#### **SHOWER ROOM**

Fitted with three piece suite with comprising recessed tiled shower enclosure with fitted power shower having glazed screen, pedestal wash hand basin, fully tiled walls, shaver point, low-level WC, chrome heated towel rail, extractor fan, obscure double glazed window to the front aspect, ceramic tiled flooring, coved ceiling with ceiling spotlights.

#### **BEDROOM 2 14'9" x 8'7" (4.49m x 2.61m)**

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

#### **BEDROOM 3 11'10" x 6'5" (3.60m x 1.95m)**

Double glazed window to the rear aspect, radiator, power points, coved ceiling with ceiling spotlights, door to:

#### **BATHROOM**

Fitted with three piece suite comprising panelled bath with fitted power shower over and glass screen, additional hand shower attachment over, pedestal wash hand basin, low-level WC, fully tiled walls, heated chrome towel rail, extractor fan, shaver point, obscure double glazed window to the rear aspect, ceramic tiled flooring, coved ceiling with ceiling spotlights.



#### **OUTSIDE**

The garden has been landscaped to provide patio area with flower and shrub beds bordering. Also the garden has the benefit of studio room located in the one corner of the garden, with mains electric supply.

#### **DIRECTIONS**

Leave Hereford on the A4103 Worcester Road, continue until you approach a left turn sign posted Withington. Follow the road and take the first right turn onto Springfield Road. Follow the road all the way down to the dead end. The house is on the right.

#### **COUNCIL TAX**

Band D £2536.34 2026/2027 (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.



#### **MONEY LAUNDERING**

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.

#### **TENURE**

Freehold

#### **AGENTS NOTE**

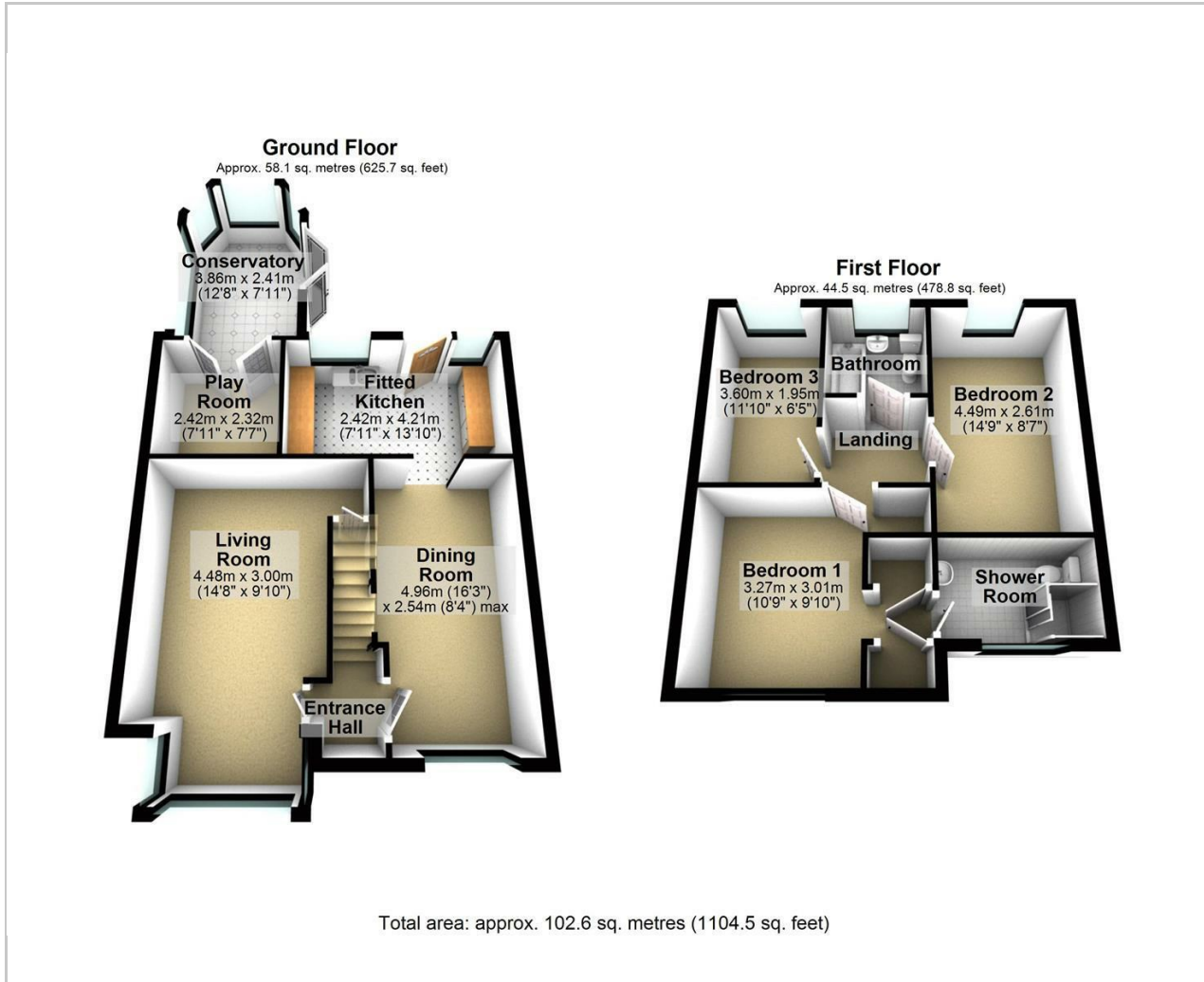
The vendor of the property is related to an employee of Trivett Hicks Estate Agents.

#### **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.



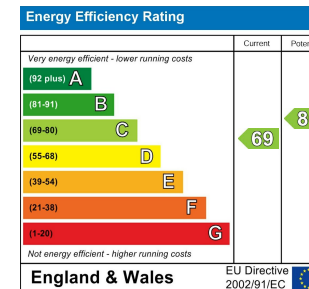
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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