Trivett Hicks

30 Victoria Street, Hereford, HR4 0AA

Offers Over £180,000

3 1 3 D

30 Victoria Street, Hereford, HR4 0AA

NEW PRICE

Trivett Hicks is pleased to offer this three bedroom end terraced town house with no onward chain. The property has been recently improved to include newly fitted kitchen and bathroom. In addition to the above newly fitted carpets and vinyl through the accommodation. The property retains some of it's original features to include fireplaces, beams and doors. The accommodation offers in more detail, entrance hall, refitted kitchen, three reception rooms, rear lobby all to the ground floor. To the first floor three bedrooms and a family bathroom with shower. Outside the property is approached by shared driveway leading to the rear, which has been landscaped to large stone gravel area providing outside space and off road parking.

Early viewing advised.

FULL DETAILS

ENTRANCE HALL

LIVING ROOM 13'8" x 12'10" (4.18m x 3.93)
Double glazed front aspect, feature fireplace, power points, beamed ceiling and radiator.

RECEPTION ROOM 13'10" x 7'9" (4.22m x 2.37m)
Double glazed front aspect, power points and radiator.

RECEPTION ROOM 13'10" x 8'2" (4.22m x 2.50m)
Double glazed rear and side aspect, radiator and power points.

FITTED KITCHEN 15'6" x 8'1" (4.74m x 2.48m)
Double glazed rear aspect, recently fitted kitchen with matching base & wall units, power points, radiator and wall mounted ideal gas boiler.

REAR LOBBY

FROM ENTRANCE HALL STAIRS LEAD TO

FIRST FLOOR

LANDING

BEDROOM 1 13'8" x 13'3" (4.19m x 4.04m)
Double glazed front aspect, radiator, power points, feature fireplace and beamed ceiling.

BEDROOM 2 13'9" x 9'3" (4.21m x 2.83m)
Double glazed front and side aspect, power points, radiator and built in wardrobe.

BEDROOM 3 9'6" x 8'3" (2.91m x 2.52m)
Double glazed rear and side aspects, power points, radiator and built in wardrobe.

BATHROOM
Fitted with three piece suite comprising wash hand basin, low level wc, panelled bath with Redring fitted electric shower over, built in cupboard and skylight.

OWNERS COMMENTS
Available with no onward chain, a rare opportunity to acquire this unique end of terraced character property which is very difficult to find these days, with character features such as original fireplaces, timber beams and some original cottage style doors still in place. Recently fitted Ideal combination boiler, brand-new kitchen and bathroom with floor to ceiling tiles have just been fitted giving it that modern feel, with the current accommodation offering, living room, newly fitted kitchen, two other separate good sized ground floor reception rooms, newly fitted modern tiled bathroom with shower above the bath and three double bedrooms. The property is double glazed throughout with Georgian style window bars and has also been fitted with new carpet, underlay and vinyl floor coverings throughout.
This unique property also benefits from the added bonus of a large, gravelled area to the rear which can accommodate numerous vehicles and also has space to enjoy the outdoors, with a brick-built outbuilding with a brand new metal roof for additional outside storage. The residence is conveniently located just a few minutes walk of the town centre with all its extensive amenities. Early viewing highly recommended to avoid disappointment. Not to be missed!

COUNCIL TAX
Band A £1538.23 2024/2025 (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.

AGENTS NOTE
Neighbouring property has pedestrian access to the rear of this property.
The property is in an conservation area.

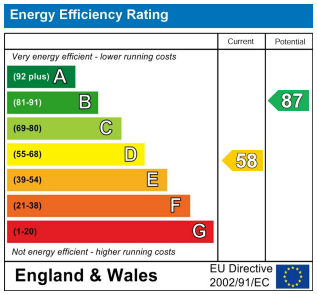
TENURE
Freehold

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.

Hereford
T 01432 274300
E hereford@**trivett-hicks.com**
10 St. Peters Street
Hereford
HR1 2LE

Directors
Jason Hicks MNAEA
Jeremy Trivett

TrivettHicks Ltd **Registered Office**
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

Ross-on-Wye
T 01989 768666 **F** 01989 764185
E ross@**trivett-hicks.com**
53 Broad Street
Ross-on-Wye
HR9 7DY