



6 Cheviot Drive, Kingstone, Hereford, HR2 9NG

Offers Over £220,000





## 6 Cheviot Drive, Kingstone, Hereford, HR2 9NG

Trivett Hicks is pleased to offer this well presented two double bedroom semi detached property within the exciting recent development built by Lagan Homes. The property offers entrance hall, living room, fitted kitchen/dining room with integrated oven & hob, cloakroom Wc all to the ground floor. To the first floor two double bedrooms and a separate bathroom with shower.

Outside the property is approached by driveway providing off road parking for two cars with the benefit of EV charger. The rear garden has been tastefully landscaped comprising of astro style lawn, patio area all enclosed by wooden panelled fencing. The property also benefits from cold water tap and external power point. Side gate gives access back to the front of the property.

### FULL DETAILS

#### ENTRANCE HALL 11'9" x 3'8" (3.59m x 1.13m)

Entrance door with obscure double glazed panel, radiator, central heating thermostat, stairs to the first floor, karndeian style flooring, door to:

#### CLOAKROOM 6'1" x 2'10" (1.86m x 0.86m)

Fitted with two piece suite comprising pedestal wash hand basin, tiled splashback, low-level WC, extractor fan, tiled and karndeian style flooring.

#### FITTED KITCHEN 11'9" x 5'2" (3.59m x 1.57m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and automatic washing machine, fitted electric fan assisted double oven, four ring gas hob with extractor hood over, double glazed window to the front aspect, karndeian style flooring, power points and ceiling spot lights.

#### LIVING ROOM/DINING ROOM 18'3" x 12'4" (5.57m x 3.76m)

Double glazed window to the side aspect, radiator, karndeian style flooring, power points, double glazed double doors to the rear garden.

#### LANDING

From entrance hall stairs lead to the first floor landing, power points, smoke detector, access to the roof space, door to:

#### BEDROOM ONE 10'9" x 12'4" (3.28m x 3.76m)

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







**BEDROOM TWO 11'9" x 6'7" (3.59m x 2.00m)**  
Double glazed windows to the front aspect, radiator and power points, door to:

**BATHROOM**  
Fitted with three piece suite comprising panelled bath with power shower and glass screen over, pedestal wash hand basin, tiled splashbacks, low-level WC, extractor fan, shaver point, obscure double glazed window to the side aspect, heated towel rail, karndean style flooring and ceiling spotlights, door to:

**OUTSIDE**  
The front garden is laid to feature stone with paved pathway leading to the front door. Driveway provides off road parking for two cars with benefit of EV charger. Side gate gives access to the rear garden being laid to astro style turf with patio area enclosed by wooden panelled fencing.

**TENURE**  
Freehold

**AGENTS NOTE**  
There is a site management charge of approximately £350 a year.

**DIRECTIONS**  
Leave Hereford on the A465 then take the right turning into B4349 signposted Clehonger. Pass through Clehonger take the turning left signposted Kingstone. On reaching Kingstone continue on this road and take a left turn into Swaledale Road. Follow this road then take the first right turn into Cheviot Drive. The property will then be seen after a short distance on the right hand side.

**COUNCIL TAX**  
Band B 2026 -2027 (A reduction may be applicable for single occupancy).

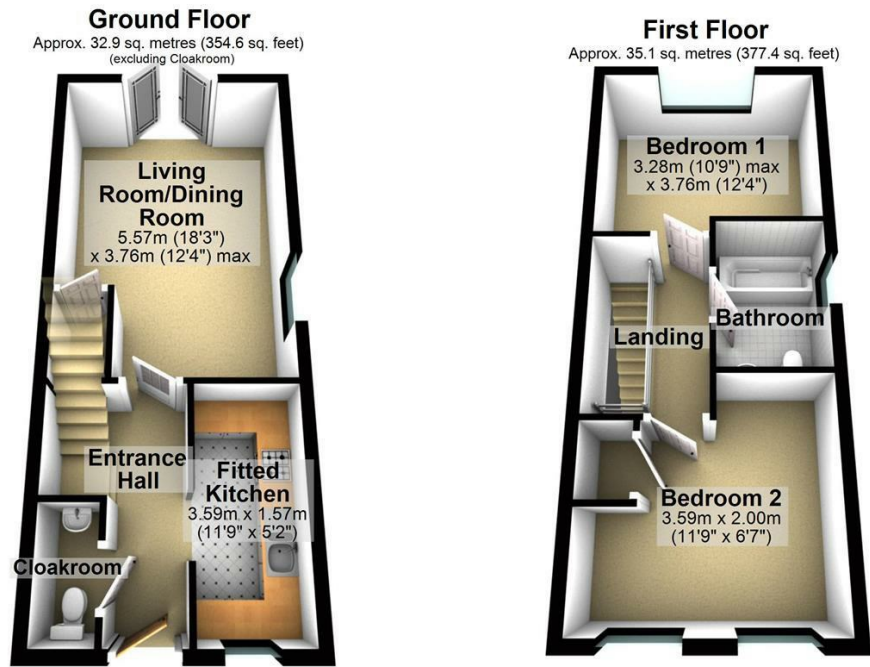
**LOCAL AUTHORITY**  
Herefordshire Council. Tel: 01432 260000.

**TO VIEW**  
Viewings are strictly by arrangement with the Estate 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.

**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

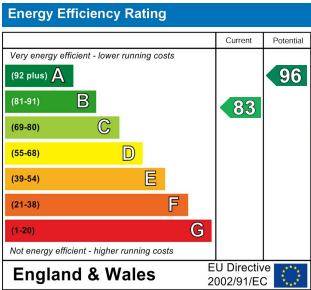


Total area: approx. 68.0 sq. metres (732.0 sq. feet)

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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