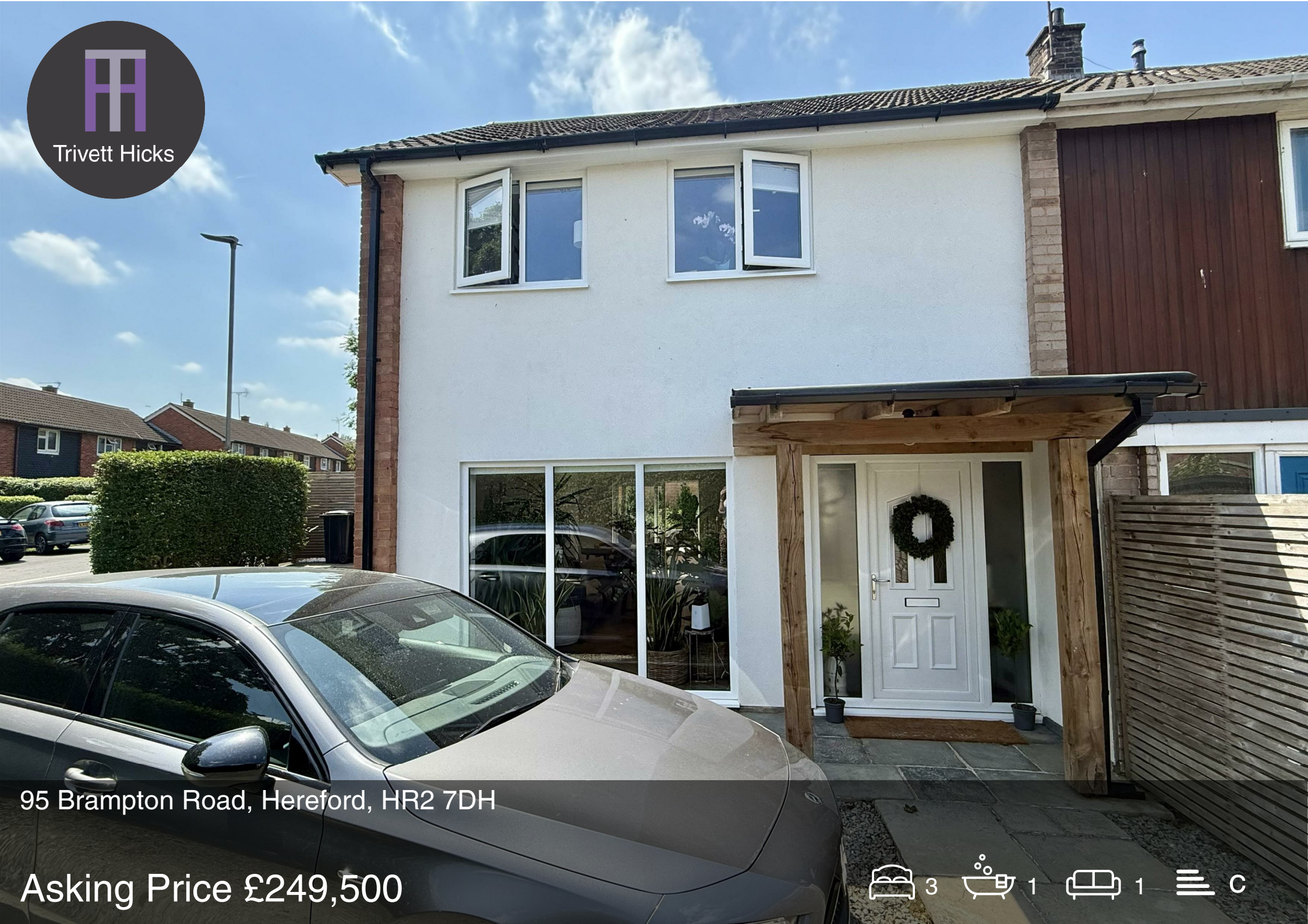




95 Brampton Road, Hereford, HR2 7DH

Asking Price £249,500

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95 Brampton Road, Hereford, HR2 7DH

Trivett Hicks is pleased to offer this well presented three bedroom semi detached property that has a Show Home feel to it. The property would be ideal for families and investors alike. The area hosts a variety of local amenities to include supermarket, pharmacy, police station, petrol station, close proximity to primary schools and a high school. A regular bus service to the city centre of Hereford is available, whilst still offering country walks, including Belmont Country Park and the Belmont Pool nearby.

The property offers entrance hall, open plan living room/diner, fitted kitchen with integrated fridge/freezer, oven and hob. To the first floor three bedrooms, two being double and a re-fitted bathroom with shower. The property benefits from double glazing and gas fired central heating. Parking to the front for several cars, enclosed landscaped rear garden having covered decking area, ideal for barbecues, low maintenance composite decking, raised lawn area, further decking and patio area. The garden also benefits from two storage sheds one having power and light, outside tap all being enclosed by wooden panelled fencing.

ENTRANCE HALL 11'8" x 5'11" (3.56m x 1.80m)

Obscure double glazed window and door to the front aspect, central heating thermostat, stairs to the first floor, opening to:

LIVING ROOM/DINER 22'4" x 10'0" (6.80m x 3.05m)

Double glazed window to the front aspect, two double radiators, vinyl karndeian style flooring, power points, dimmer controlled lights with ceiling spotlights, double glazed sliding doors to the rear garden, door to:

FITTED KITCHEN 10'4" x 7'1" (3.15m x 2.16m)

Fitted with a matching range of base units, sink unit with mixer tap with splash backs, integrated fridge/freezer, slimline dishwasher, fitted electric fan assisted oven, four ring ceramic hob with extractor hood over, double glazed window to the rear aspect, double radiator, vinyl karndeian style flooring, power points, ceiling spotlights with dimmer control.

LANDING

With smoke detector, door to:

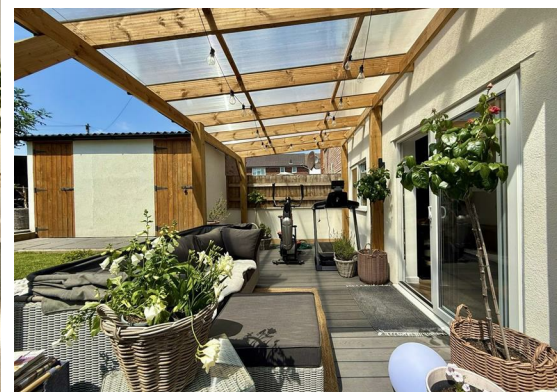
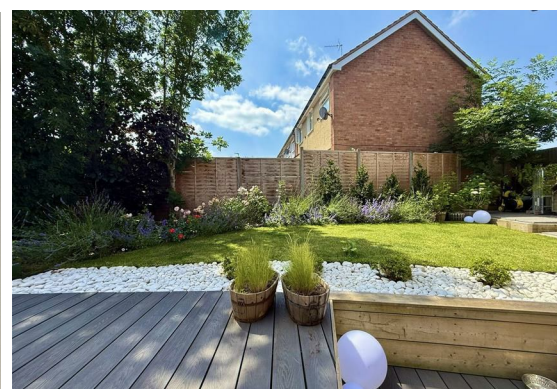
BEDROOM ONE 12'2" x 11'3" (3.70m x 3.42m)

Double glazed window to the rear aspect, double radiator and power points, door to:

BEDROOM TWO 9'10" x 7'4" (3.00m x 2.23m)

Double glazed window to the front aspect, radiator, vinyl karndeian style flooring, power points, access to the roof space, door to:





BEDROOM 6'11" x 10'2" (2.10m x 3.11m)
Double glazed window to the front aspect, radiator and power points, door to:

BATHROOM 6'2" x 5'11" (1.87m x 1.80m)
Fitted with three piece suite with comprising bath with hand shower attachment over, mixer tap, wash hand basin, low-level WC, tiled surrounds, obscure double glazed window to the rear aspect, heated towel rail, marble effect ceramic tiled flooring and ceiling spotlights.

OUTSIDE
The property is approached by off road parking to the front and side for several cars. To the rear an enclosed landscaped rear garden having covered decking area, ideal for barbecues, low maintenance composite decking, raised lawn area, further decking and patio area. The garden also benefits from two storage sheds one having power and light, outside tap all being enclosed by wooden panelled fencing.

AGENTS NOTE
The property further benefits from a new roof membrane, new double glazing & full rewire, all completed in 2022.

COUNCIL TAX
Band B £1988.34 2026/2027

DIRECTIONS
Leave the city on the Belmont Road A465 at the roundabout adjacent to Tesco, take the first exit into Southolme Road. At the next roundabout take the second exit into Waterfield Road. This then leads into Treago Grove and Brampton Road, continue for a short while and the property will be found on the right hand side.

LOCAL AUTHORITY
Herefordshire Council. Tel: 01432 260000.

TENURE
Freehold.

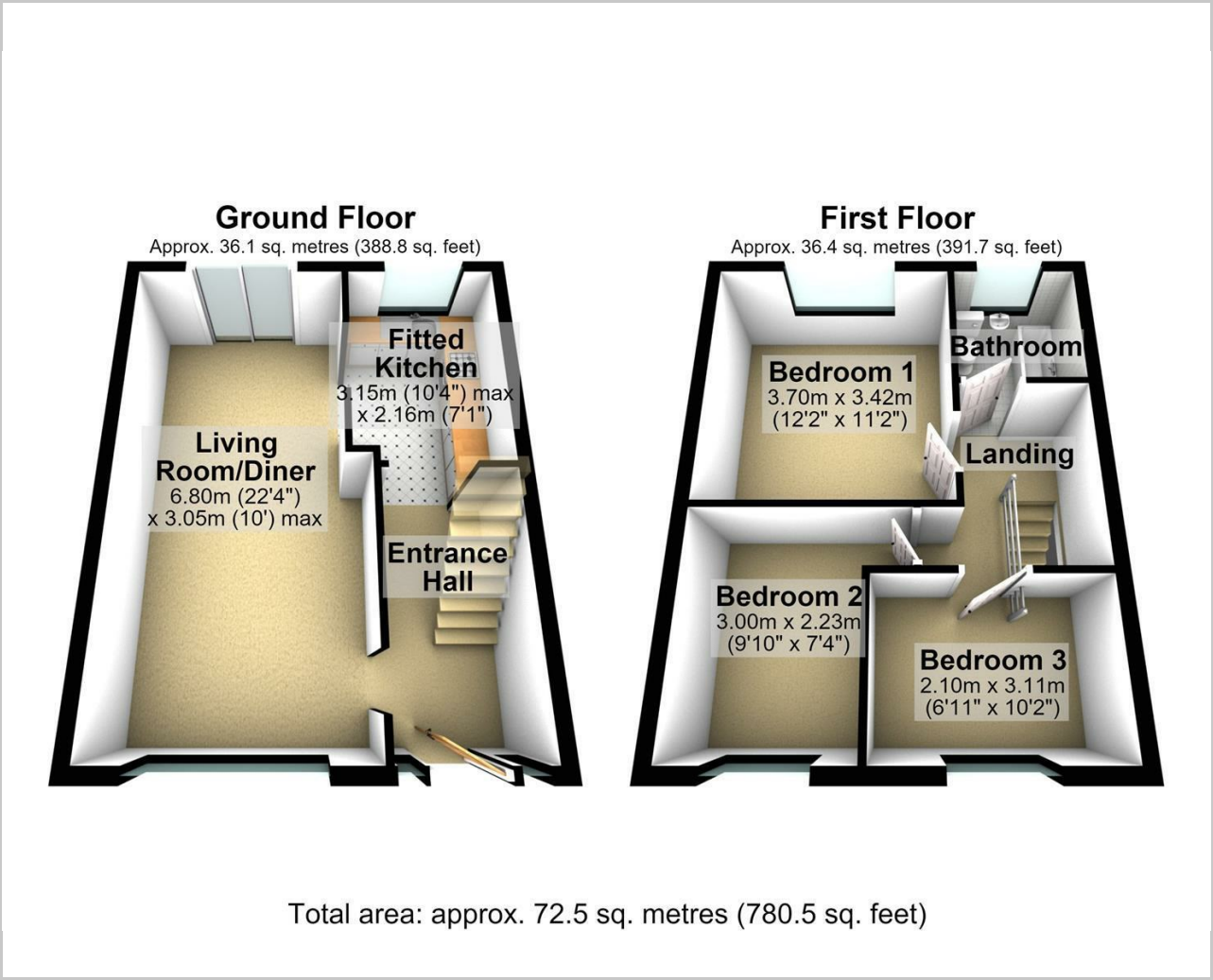
TO VIEW
Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300.

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.

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.



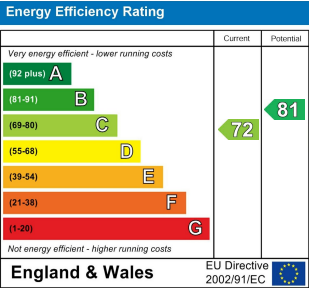
Floor Plan



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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