



16 The Willows, Lower Bullingham, Hereford Herefordshire HR2 6DP

Offers Over £140,000

**jackson**  
property



# 16 The Willows

Lower Bullingham, Hereford HR2 6DP

A well presented, 2 bedroom terraced property quietly located in a cul-de-sac position close to the heart of Hereford city centre. The property comprises Lounge Diner, Kitchen Breakfast, 2 bedrooms and Family Bathroom.

Making for an ideal first home or investment.

- Terraced Home
- Two Double Bedrooms
- Kitchen Breakfast
- Lounge Diner
- Off Road Parking
- Private Rear Garden
- No Onward Chain
- Ideal Investment or First Time Buy

*Offers Over  
£140,000  
Freehold*

To arrange a viewing please contact us on

t. 01432 344 779

hereford@bill-jackson.co.uk

www.bill-jackson.co.uk



#### Situation

Quietly located in this sought after location south of Hereford city within easy reach of a range of shopping, recreational and educational facilities and local public house, with regular bus services into the city centre.

#### Description

An Entrance Door leads to the Kitchen Breakfast and further door to the Lounge Diner.

The Kitchen has a range of matching eye level and low level cupboards with work-surfaces over, plumbing for washing machine and space for fridge freezer and cooker. There is a sink unit under the window which overlooks the parking area.

The Lounge Diner has patio doors overlooking the private rear garden and stairs leading to the first floor.

The first floor comprises two bedrooms and Bathroom with low flush WC, pedestal wash hand basin with tiled splash back and bath.

Outside, there is a private garden with decking area making an ideal place for outside dining.

#### Services

All Mains Services are Connected

#### Council Tax

Herefordshire Council – Band B – £1356.63 payable 2018/19

#### Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

#### Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

October 2018

#### Coronavirus Jackson Property Protocol

We thought we'd update you following the outbreak of COVID-19 in the UK, and





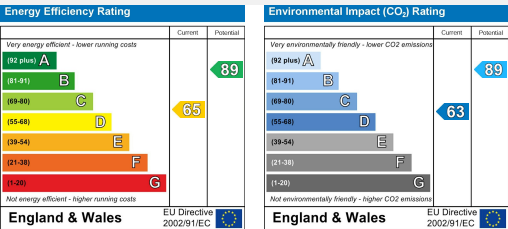
the first confirmed case in Herefordshire on 9 March 2020

We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

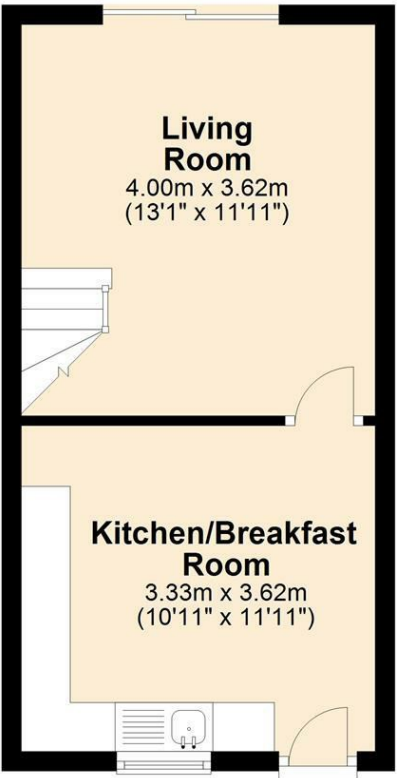
In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>



## Ground Floor

Approx. 26.9 sq. metres (289.5 sq. feet)



## First Floor

Approx. 26.8 sq. metres (288.6 sq. feet)



Total area: approx. 53.7 sq. metres (578.1 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.

Jackson International - for themselves and the owners/landlords of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.