



2 Belle Vue Terrace, Hereford, Herefordshire HR1 2JN

£175,000

**jackson**  
property



## 2 Belle Vue Terrace

Hereford, HR1 2JN

- Prominent City Centre Location
- Walking Distance to Amenities
- Three Bedrooms
- Lounge
- Kitchen Breakfast
- Courtyard Garden
- Ideal investment / FTB
- Currently Tenants in Situ (£695pcm)



**£175,000**  
**Freehold**

To arrange a viewing please contact us on

t. 01432 344 779

[hereford@bill-jackson.co.uk](mailto:hereford@bill-jackson.co.uk)

[www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)





#### Situation

Located in a sought after position just East of the city centre within walking distance to a wide range of local amenities to include public houses, shops, St George's Playing Field with lovely walks along the river and Hereford Leisure Centre. It also has good access to the bus and rail stations with major rail links and is walkable to Hereford Colleges.

#### Description

The property is accessed via front door into a good sized sitting room, having a sash window to the front and stairs rising to first floor. A door leads through into the well appointed Kitchen Breakfast with eye level and base level units, sink, cooker and worksurfaces over. There is door to the courtyard garden and space for a kitchen table.

Stairs lead up to the first floor landing which has the family bathroom and a separate WC, Master bedroom which could also be used as a living room.

Further stairs lead up to the second floor with two further Bedrooms, both having built in storage along with 2 windows giving plenty of natural light.

The courtyard garden is low maintenance and enclosed by brick walling and timber fencing, access through the neighbouring properties is available

Residents parking is available via permits from Herefordshire City Council.

#### Council Tax

Herefordshire Council - Band B

#### Services

All Mains Services are Connected.

#### Viewings

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

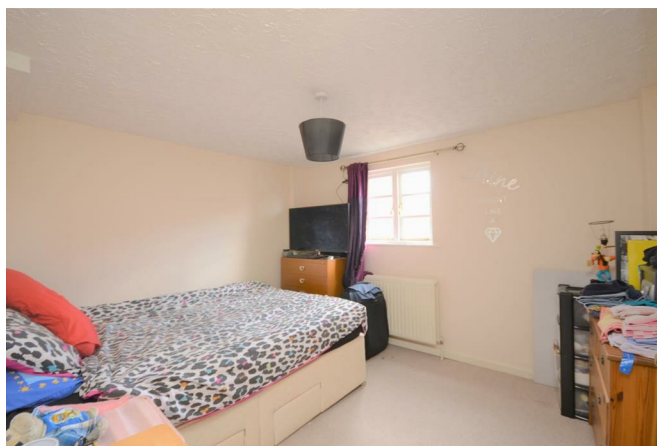
#### Jackson Property

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 along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

August 2019

Coronavirus Jackson Property Protocol



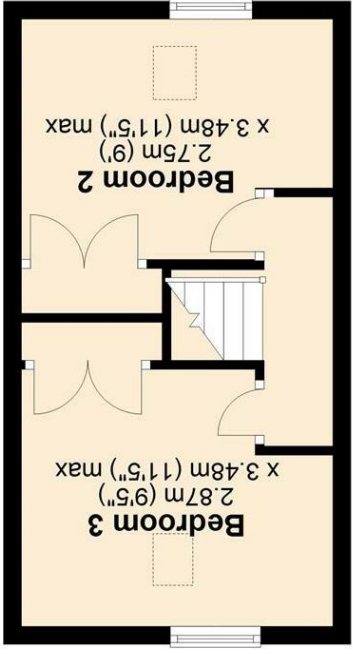
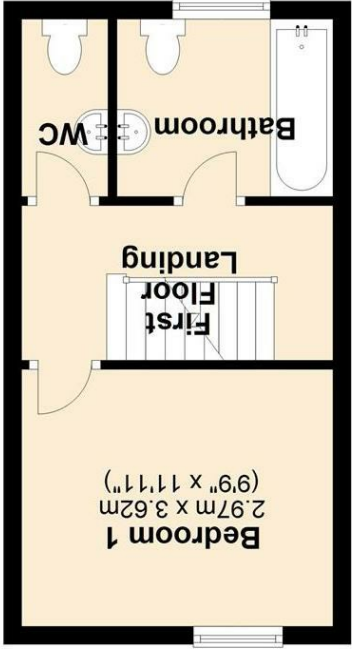
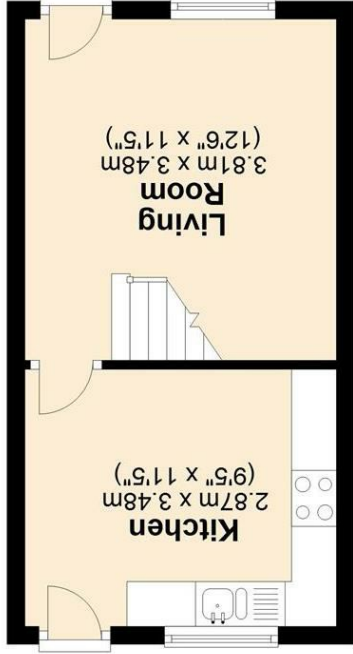
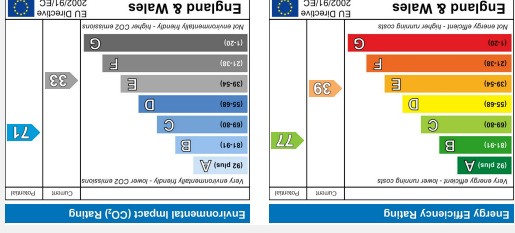
We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

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>



Total area: approx. 71.7 sq. metres (772.2 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.