



76 Cotterell Street  
Hereford, Herefordshire, HR4 0HQ

jackson  
property



# £170,000

3 Bedroom Home | Sought After Location of Whitecross | Open Plan Lounge Diner | Kitchen | Family Room  
| Private Garden

## Situaition

Located in the popular residential area of Whitecross, just half a mile west of the city centre of Hereford. Nearby are excellent local amenities to include local shop, church, public house and primary & secondary schooling, whilst more extensive amenities can be found in the city centre, within walking distance and with regular bus services.

## Description

The property is approached by a gate from Cotterell Street leading to a pedestrian pathway to another private gateway that allows access to the garden and front entrance. The hallway has doors to all principle rooms and stairs leading to the first floor. The useful downstairs WC provides storage for coats, as well as space for the a tumble dryer. The living room is a spacious allowing room for sofas and dining table and chair, the room also boats an ornate fire place. The kitchen is fitted with modern matching wall and base units, gas hob, double electric oven and 1 and half bowl sink looking adjacent to the window looking out over the rear garden.

The first floor landing is split over 2 levels, there is also an airing cupboard for storage. Bedrooms 1 and 2 are good size double bedrooms, bedroom 2 with the benefit of a fitted cupboard over the stairs. Bedroom 3 is a single room ideal for children and also benefits from a fitted cupboard. The family bathroom is fitted with a three piece suite

with shower over the bath and heated towel rail.

The door from the kitchen leads out onto the rear graveled area and garden. The garden is mainly laid to lawn with a raised planted border and enclosed with fencing. There is a garden shed for storage.

## 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).

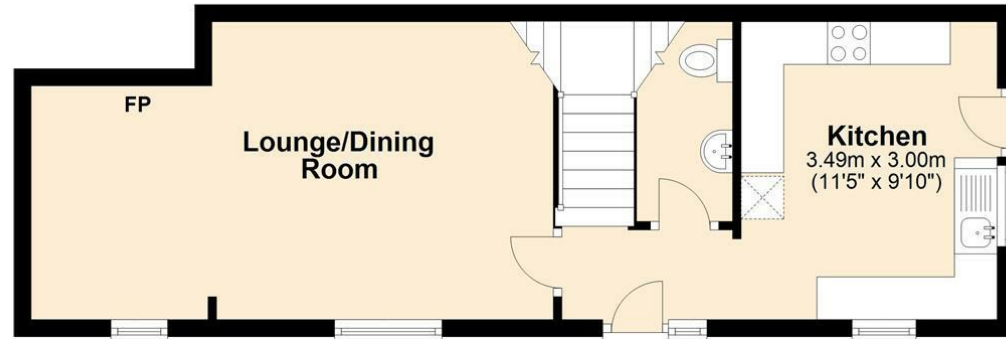
<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>



To arrange a viewing please contact us on t. 01432 344 779  
[hereford@bill-jackson.co.uk](mailto:hereford@bill-jackson.co.uk) | [www.bil-jackson.co.uk](http://www.bil-jackson.co.uk)

## Ground Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



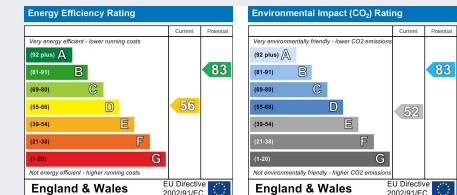
## First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 77.4 sq. metres (833.5 sq. feet)

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



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