



7 Hawthorn Grove, Hereford, Herefordshire, HR2 6AU

£180,000

jackson
property

7 Hawthorn Grove

Hereford, HR2 6AU

3 Bedroom Terraced Property | Well Presented Throughout | Popular Location in South Hereford | Kitchen Diner with Breakfast Area | Living Room | Cloakroom | Family Bathroom | Enclosed Rear Gardens | Off Road Parking | No Onward Chain

- Situated in a Popular Residential Location
- 3 Bedroom Family Home
- Well Presented Throughout
- Kitchen/Diner, Breakfast Area
- Living Room, Cloakroom
- Family Bathroom
- Off Road Parking
- Enclosed Rear Gardens
- No Onward Chain

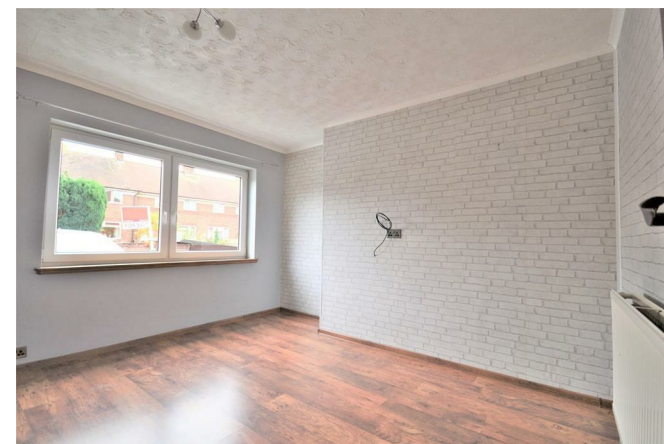
£180,000
Freehold

To arrange a viewing please contact us on

t. 01432 344 779

hereford@bill-jackson.co.uk

www.bill-jackson.co.uk



Situation

Situated in a popular residential position, south of Hereford city and benefiting from being close to local amenities to include shops, public houses and primary schooling. Close by is King George playing fields. Hereford city itself offers an excellent range of recreational, shopping and leisure facilities to include cinema, leisure centre and independent restaurants

Description

The property is accessed via an Entrance Hall with understairs storage cupboard, central heating control panel and laminate flooring.

A door leads into the Living Room with views to the front and covered ceiling.

The Kitchen/Diner is fitted with a range of base and wall units, views over the gardens, single sink and drainer, electric oven with electric hob over and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, central heating boiler and tiled flooring. It opens to a Breakfast Area with doors onto the gardens.

There is a handy Cloakroom and stairs from the Entrance Hall lead up to the first floor landing with loft access hatch.

There are three bedrooms, all with laminate flooring and Bedroom 1 with a built in wardrobe.

The Family Bathroom comprises a three piece suite to include shower over bath, wc and pedestal wash hand basin.

Outside, there is off street parking to the front and to the rear is a covered patio area, lawned garden and vegetable plot, enclosed by fencing to maintain privacy. There is a newly constructed storage unit that could be used as a workshop or potting shed.

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.

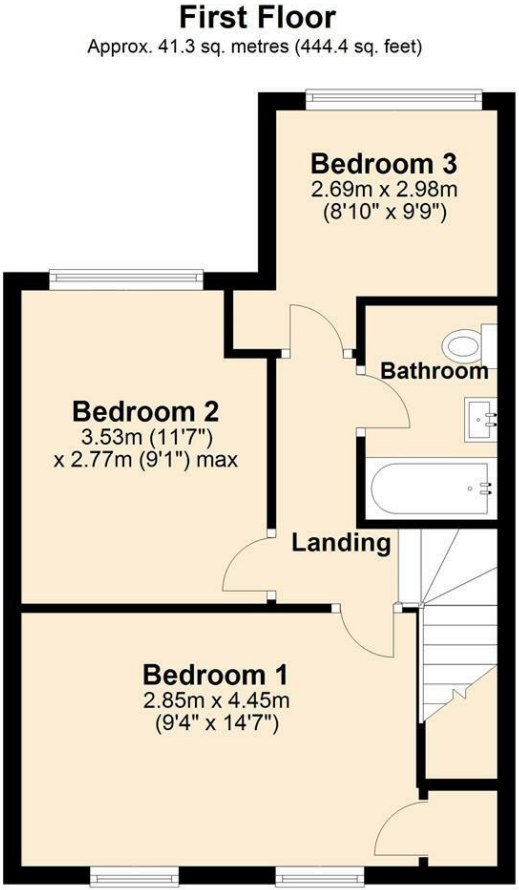
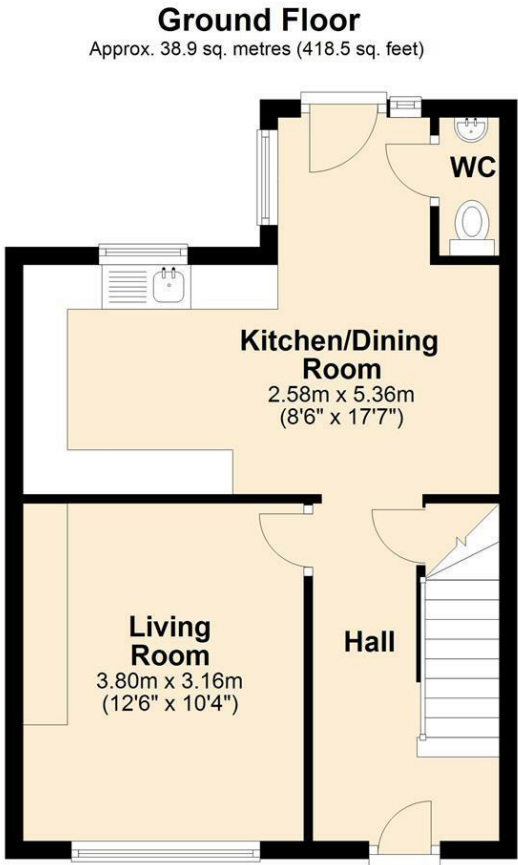
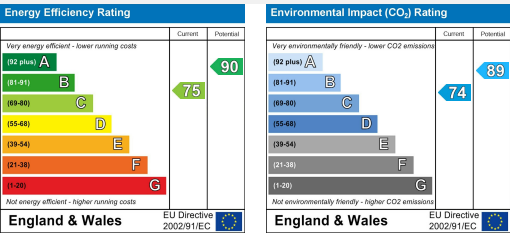


Directions
Leave Hereford on the Ross Road and upon reaching the traffic lights, turn left onto Holme Lacy Road. then take the second turning left onto Hinton Avenue. Take the second right on Hawthorn Grove and the property can be found on the left hand side.

Jackson Property
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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.

October 2019



Total area: approx. 80.2 sq. metres (862.9 sq. feet)

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

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