



Plot 32 Kingstone Grange
Kingstone, Hereford, Herefordshire, HR2 9HJ

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property

£225,000

* TWO BEDROOM DETACHED BUNGALOW *

A prestigious new development of 2, 3, 4 and 5 bedroom homes in the peaceful village of Kingstone, located in the upper Wye Valley, near the City of Hereford.

A sensitive addition to the existing surroundings in the centre of the village, this exclusive collection of distinctive and beautifully built new homes offers an unrivalled way of living, this unique development is creating a desirable new neighbourhood.

Situation

Kingstone as a village has its own pub, The Bullring Inn, a Post Office and a number of specialist shops and businesses, there are also established farm shops in the area for fresh produce. There is a Doctor’s Surgery within easy walking distance of Kingstone Grange and regular bus services to the city of Hereford, just over 8 miles, which provides the main shopping location with shops to include Waitrose, Tesco, Asda, Co-op, Morrisons and Aldi. There are also numerous restaurants and leisure facilities to enjoy.

The village itself benefits from its own Academy Trust comprising a Primary and High school, both rated ‘Good’ from Ofsted and is only a few minutes’ walk from the development.

Other excellent private schools are located in and around Hereford.

Kingstone is located in the upper Wye Valley, south-west of Hereford, close to the Golden Valley with surrounding patchwork fields and

renowned areas of natural beauty. The River Wye winds its way from Wales, passing through Hereford and through its wooded banks down to the River Severn at Chepstow.

The Brecon Beacons National Park is a few miles to the south-west, together with Hay-on-Wye which is famous for its festival.

The closest railway station is in Hereford providing services by Arriva Train Wales to destinations along the South Wales coast to Fishguard and north to Manchester Piccadilly and Holyhead. It is also the terminus for West Midlands trains to Birmingham and The Cotswold Line to Oxford and London Paddington.

Services

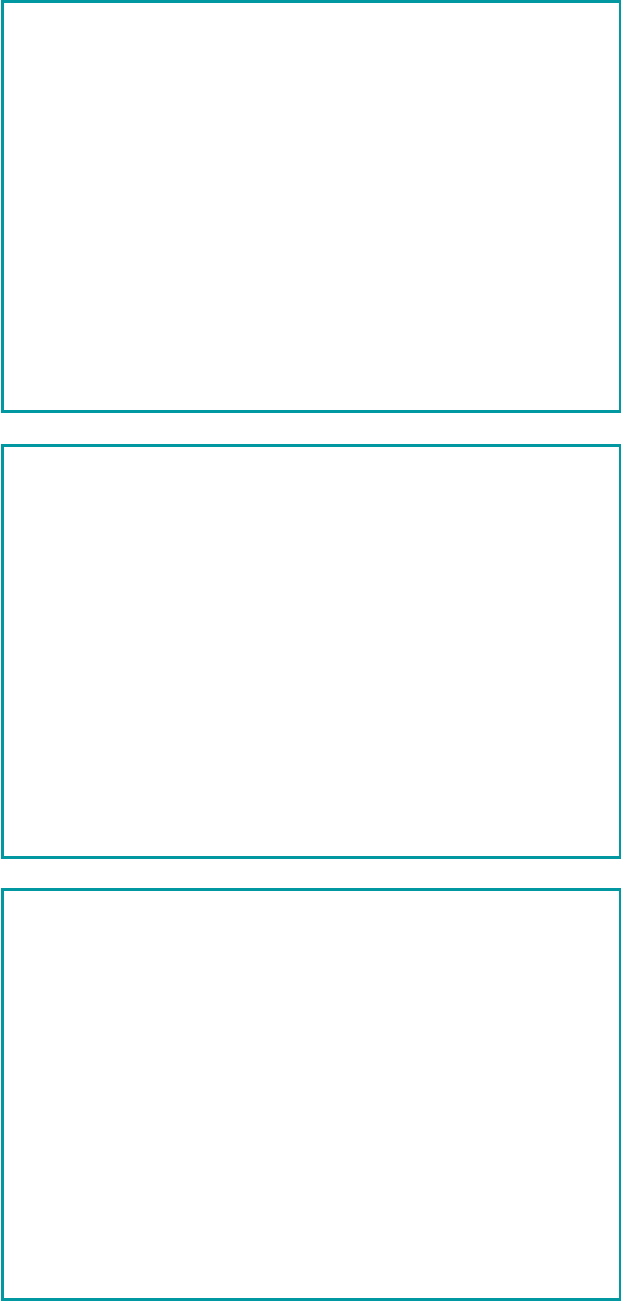
All Mains Services are connected.

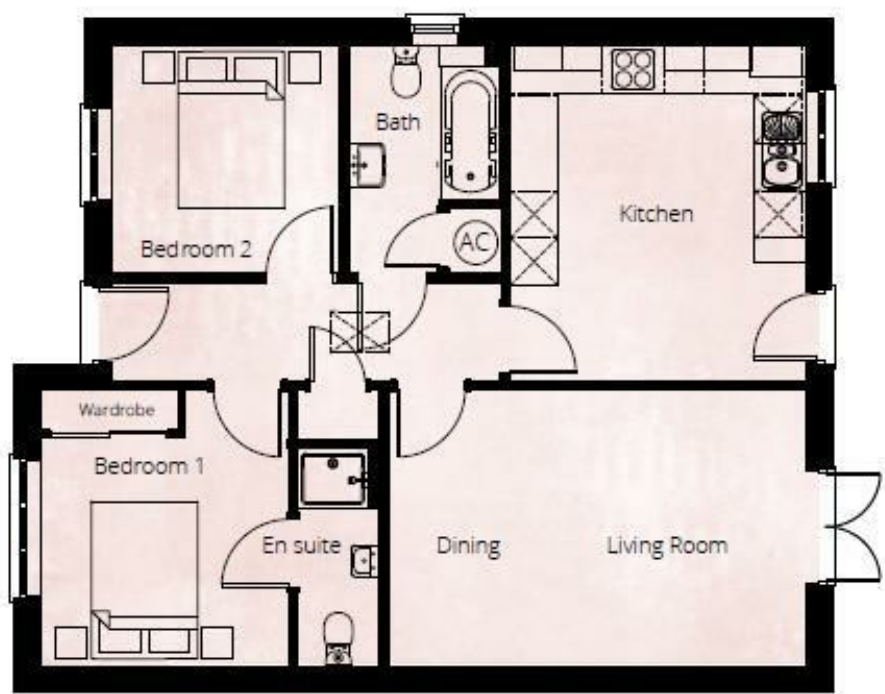
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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained

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.





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
10-15	A		
16-20	B		
21-25	C		
26-30	D		
31-35	E		
36-40	F		
41-45	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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