



New House, Adjacent to 39 Langland Drive, Hereford, Herefordshire, HR4 0QG

£275,000

**jackson**  
property



# New House, Adjacent to 39 Langland Drive

Hereford, HR4 0QG

Fairview Homes have created an excellent new build detached home with 3 double bedrooms, fitted kitchen, lounge, WC and family bathroom.

The property has the added extras of under floor heating downstairs, patio doors to the landscaped gardens

- Brand New Detached Home with 10 year LABC Certificate
- Underfloor Heating Downstairs & Wireless Room Thermostats
- Close to Amenities & Local Schooling
- High Quality Fixtures and Fittings Throughout
- 3 Bedrooms, Living Room, Downstairs WC
- Kitchen/Dining Room & Private Rear Gardens
- Sought After Location with Parking
- Private Rear Gardens

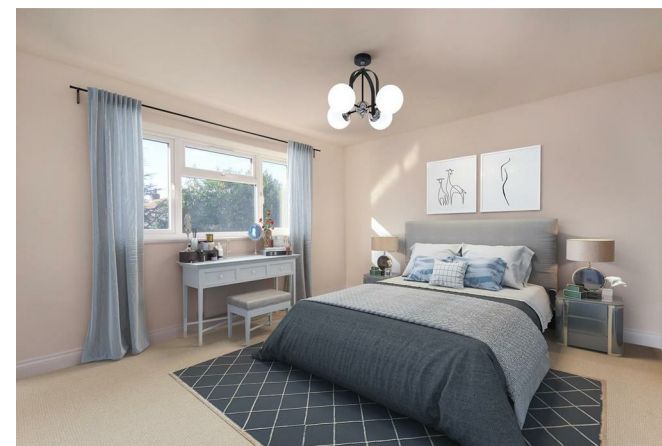
**£275,000**  
**Freehold**

To arrange a viewing please contact us on

t. 01432 344 779

hereford@bill-jackson.co.uk

www.bill-jackson.co.uk



### Situation

Located in the quiet residential position of Whitecross. Close by are local shops, amenities, supermarkets and Hereford City Centre just 2 miles distance, providing a wealth of shops, cafes and restaurants to explore. The property is in an excellent location for school catchments with local primary and secondary schooling at Trinity Primary School and Whitecross High School and Specialist Sports College. Regular bus services provide easy access to neighbouring villages and towns such as Madley, Hay on Wye and Ludlow. Within 3 miles you can escape to the beautiful Hereford Countryside at Breinton Springs to enjoy rural walks.

### Description

The property is a lovely detached new build, completed by local developers Fairview Homes. The property comprises;

Reception Hall with high gloss grey tiled floor and staircase to upstairs, downstairs WC and entrance to living room

Living room with BT Point, 5 double sockets, TV Point, 2x central lights and 3x wall lights, Bay Window and entrance to dining area.

Kitchen/dining room with high gloss grey tiled floor throughout, kitchen fitted with white gloss door and matt grey worktops with breakfast bar, 7x double plugs, 1x USB double plug to kitchen area, BT Point, TV Point, 8x spots in kitchen, 4 x LED wall unit under lights, pendant to dining room

Appliances to include Rangemaster double oven, Rangemaster 5 burner Hob, 3x speed extractor hood, Integrated Tall Fridge Freezer, Option of Dishwasher installation with plumbing and electrics installed, however a unit will be fitted in this space, washing machine space for purchasers' own machine Frankie stainless steel 1.5 bowl sink with Cooke & Lewis large flexi mixer tap

Downstairs WC with high gloss grey tiled floor, toilet with small hand basin, access to all underfloor heating controls and manifold. Cupboard under stairs with double plug and light, extractor fan.

All Bedrooms have BT & TV points and double sockets, master bed including USB sockets to both sides of the bed.

White bathroom with Cooke & Lewis suite, bath, chrome shower over bath with extra personnel shower flexi head, 1800 high chrome towel radiator and extractor fan, sink, dual flush toilet.

Tiled floor and walls with mosaic wall border. Large storage cupboard to bathroom.

Security features include smoke detectors with battery back-up option, fitted to the ceiling in the reception hall and on the landing. A CO2 heat detector is wired in the kitchen with battery back-up.

The gardens have large patio slabs approximately 3.6m x 8.0m with turf supplies and laid to rear garden accessed by 4x steps.

An outside tap is located under the kitchen window to the rear of the property.

There is parking for 2 cars on a brick paved driveway with raised flowerbed with green laurel hedgerow planted.

The property benefits from A+ rating double glazed glass with white upvc frames, white upvc French doors leading from kitchen/diner to the gardens, neaturally decorated throughout in Almond White

### Council Tax

Herefordshire Council - TBC

### Services

Gas, BT, Water, electricity, foul drainage connection to main sewer. Worcester Bosch gas boiler. Insulation to loft using 300mm insulation with attic hatch.

### 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

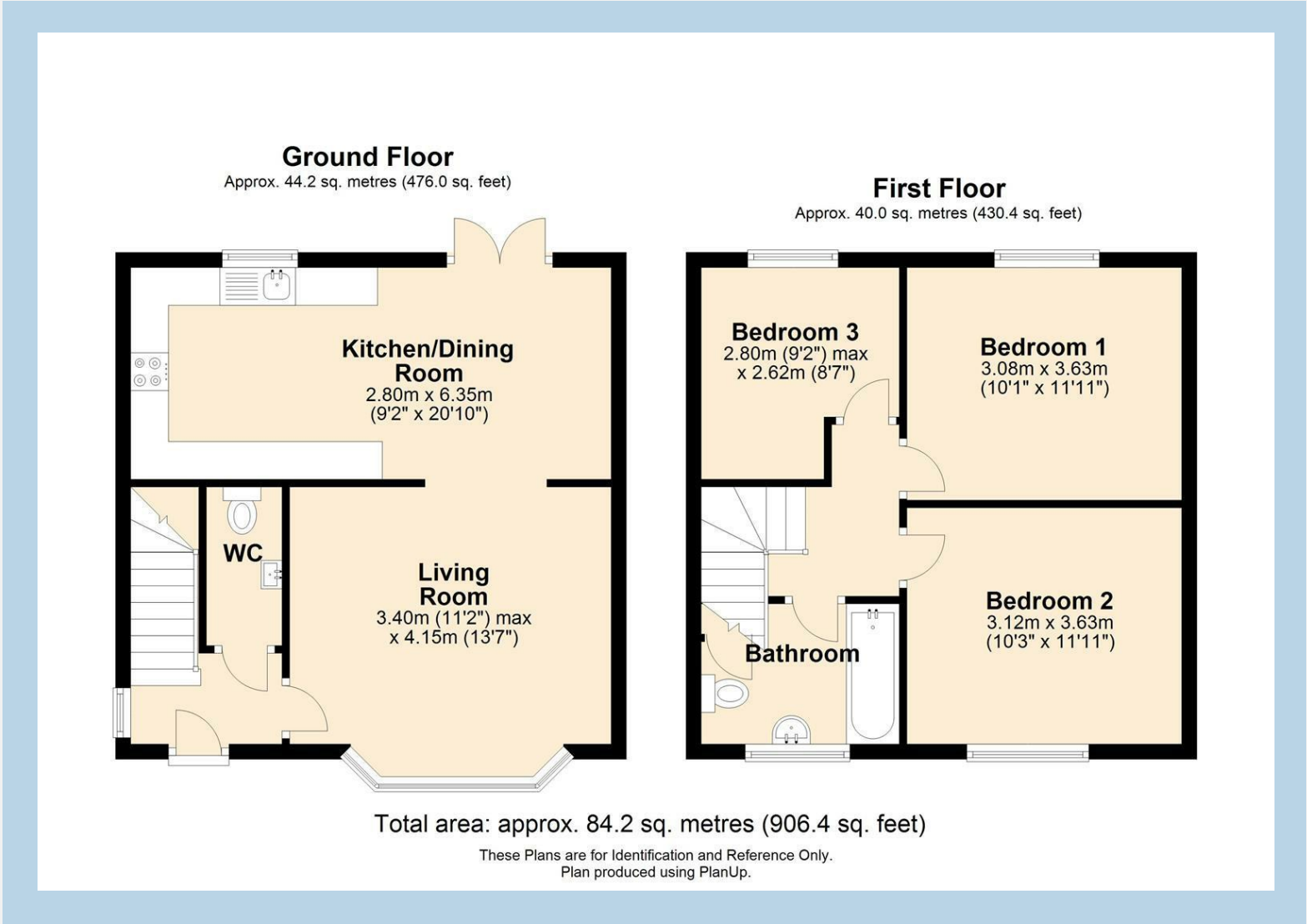


of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. 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.

June 2019

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(94-100) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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.