



48 Queenswood Drive
Hereford, Herefordshire, HR1 1AT

jackson
property

£340,000

Immaculately presented four bedroom home | Extended living space allowing for kitchen/breakfast room, separate dining room and living room | Neutrally decorated throughout and benefiting from new carpets to the stairs and first floor | Utility room and downstairs WC | Garage and private driveway for ample off street parking | Enclosed rear garden with lawns and patio.

Situation

The property is located in this sought after residential area of Hampton Dene, within the school catchment of The Bishop of Hereford Bluecoat School. The property is situated within easy walking distance of the local amenities including shops, doctors surgery, churches, primary schools, playing fields, public houses and with a regular bus service into Hereford City.

Description

The property itself offers beautifully presented neutral accommodation with improved LED lighting, updated radiators on the ground floor and new carpets to the first floor.

The entrance hallway is inviting and bright with oak laminate flooring and under stairs store cupboard, the downstairs WC can also be found off the main hallway. The living room boasts a bay window and gas fire with marble surround and hearth making it a focal point of the room. A door leads into the separate dining room with ample space for a large table and chairs, the room also benefits from sliding upvc doors to the garden patio.

The generous kitchen/breakfast room is the real highlight of the house, with country style white kitchen units, laminate worktops and breakfast bar. The kitchen is fitted with a 1.5 bowl sink, integrated dishwasher, double electric oven, induction hob (15 amp) and extractor fan. The utility area is accessed from an opening from the kitchen allowing it to be a separate space with plumbing and space for a washing machine and dryer (stacked), as well as worktop and units for storage. A door to the side of the property can also be found.

The first floor provides four bedrooms and the family bathroom. The master bedroom benefits from a modern ensuite shower room and pleasant outlook across the playing field. Bedrooms three and four also benefit from built in storage. The airing cupboard on the landing houses the hot water tank and shelving for linen. The family bathroom is a white three piece suite with

WC, hand basin and bath.

The new tarmacked driveway provides parking for two cars, as well as a front lawned area with outside tap and access via a gate to the rear garden. The integral garage has an up and over door, fluorescent lighting, tap and power.

The rear garden is private and enclosed with an easy to maintain space. There are two patio areas for entertaining and a large lawned area. There is also a wooden garden shed with power and lighting.

Council Tax

Herefordshire Council - Band E

Services

All mains services are connected. Mains gas central heating.

Viewings

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

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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.

December 2019

Coronavirus Jackson Property Protocol

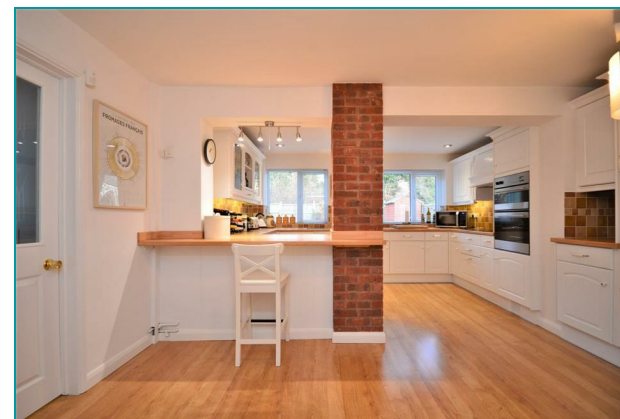
We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

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).

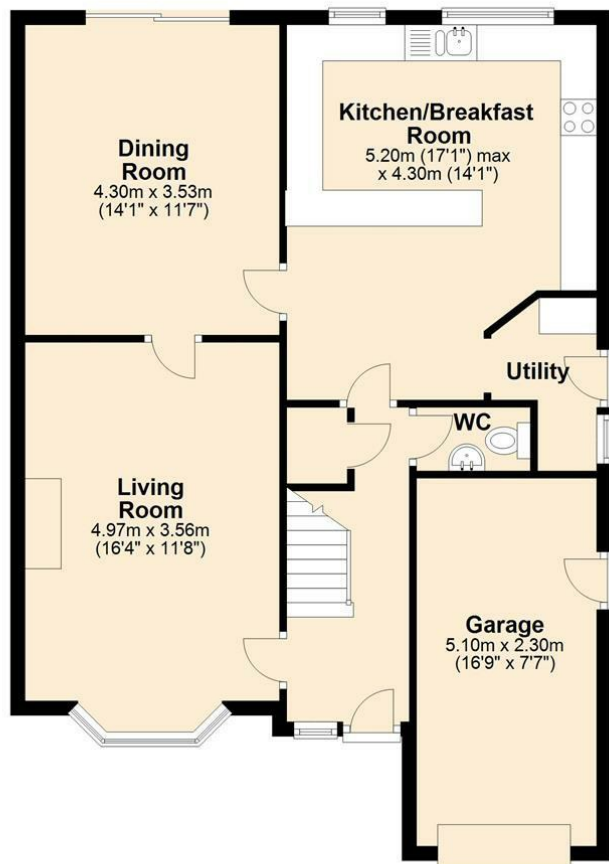
<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

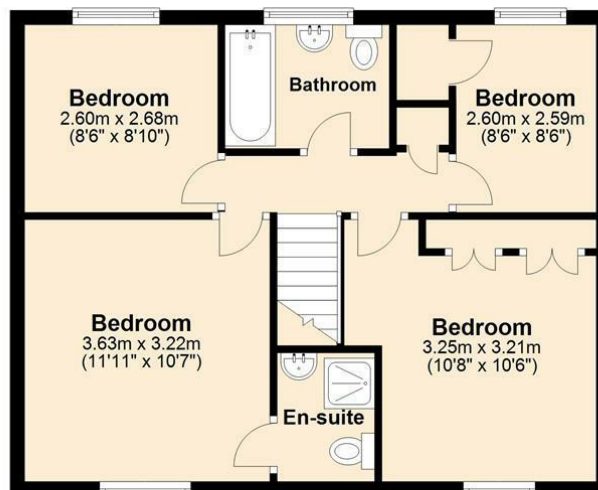
Ground Floor

Approx. 79.2 sq. metres (852.5 sq. feet)



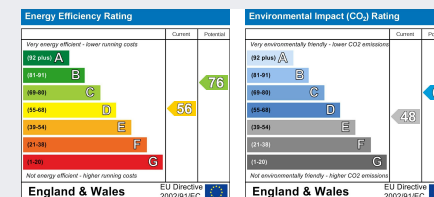
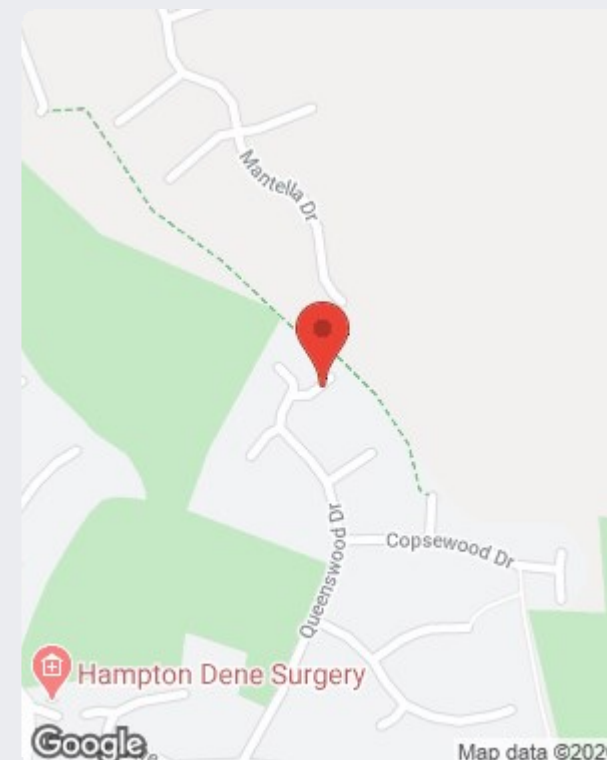
First Floor

Approx. 47.6 sq. metres (512.7 sq. feet)



Total area: approx. 126.8 sq. metres (1365.2 sq. feet)

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



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