



16 Muir Close Hereford, Herefordshire HR2 7EX

Guide Price £149,950

jackson
property

16 Muir Close

HR2 7EX

3 bedroom Mid-Terrace Property | Views Over the Adjacent Green | Kitchen/Diner | Lounge | Utility | Family Bathroom | Front Garden and Rear Courtyard | Ideal First Time Buy or Investment | Rental Price: Approx £750 PCM

- 3 Bedroom Family Home
- Established South Hereford Location
- Kitchen/Diner, Utility Room, Downstairs WC
- Living Room, Family Bathroom
- 3 Bedrooms
- Gardens
- No Onward Chain
- Ideal Investment or First Time Buy

Guide Price
£149,950
Freehold

To arrange a viewing please contact us on

t. 01432 344 779

hereford@bill-jackson.co.uk

www.bill-jackson.co.uk



Situation

The property is situated in an established residential area south of Hereford city, within easy walking distance of a range of amenities including shops, doctors surgery, food outlets and supermarkets. The property is located in a unique position overlooking a wide green open space and has a pleasant outlook to the front.

The city centre is less than 2 miles distance and offers an excellent range of amenities including leisure pool, cinema, shopping and Hereford bus and rail stations. There is primary and secondary schooling within easy access of the property as well as an extensive range of Hereford colleges in the city.

Description

The property is accessed via a Canopy Entrance Porch with storage cupboard, and opens into the Entrance Hall.

The Downstairs Cloakroom benefits from a low flush WC, wash hand basin and tiled flooring.

In the good size Living Room are views to the front overlooking the gardens and green.

The well appointed Kitchen/Breakfast Room is fitted with a range of floor and wall cupboards, 1 1/2 bowl sink, double electric oven with electric hob and extractor over and space for a fridge freezer. A door leads into the functional Utility Room offering space and plumbing for washing machine/dishwasher, space for fridge freezer, work surface space, large built in pantry cupboard with shelving, and access to the gardens.

Stairs from the Entrance Hall lead up to the first floor landing having loft access and a built in airing cupboard housing the gas central heating boiler.

The Master Bedroom enjoys views over the green. There are two further bedrooms, Bedroom 2 with built-in cupboard.

In the Family Bathroom is a white suite comprising panelled bath with shower over, low flush WC and pedestal wash-hand basin.

Outside, the property has attractive frontage with shrub borders and gated access. The rear gardens are laid to patio offering easy maintenance and are fully enclosed offering privacy, along with a useful rear access gate. Parking is available nearby in The Muir Close cul-de-sac.

Council Tax

Herefordshire Council - Band B - £1381.54 payable 2018/19

Services

All mains services are connected.

Directions

Proceed out of Hereford on the A465 Belmont, turning left into Goodrich Grove, continue around the left-hand bend then turn into Brampton Road. Take the second turning on the right-hand side into Kilpeck Avenue and at the T-junction turn left into Muir Close. Follow to the end of the cul-de-sac where the property can be found on the right-hand side overlooking the green.

Viewings

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



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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 of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

February 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

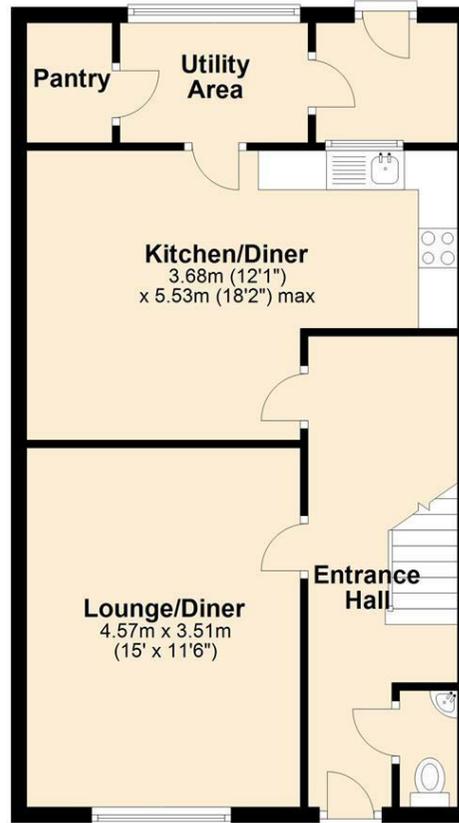
We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

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.

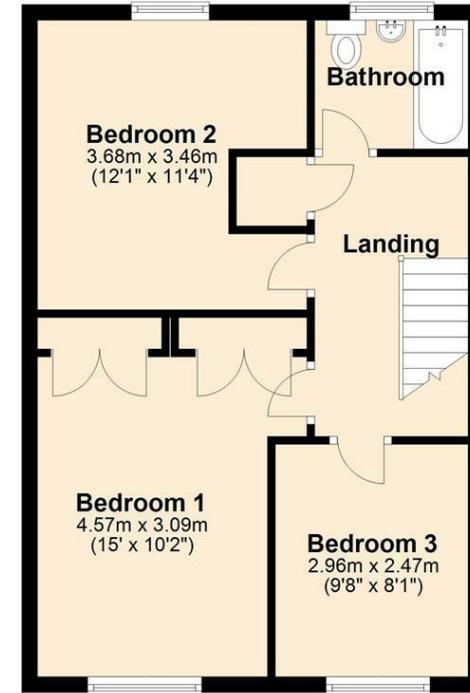
In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

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

Ground Floor
Approx. 55.1 sq. metres (593.3 sq. feet)



First Floor
Approx. 46.1 sq. metres (496.5 sq. feet)



Total area: approx. 101.2 sq. metres (1089.8 sq. feet)

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	70
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) 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	
(92 plus) A	85
(81-91) B	
(69-80) C	68
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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