



Wilbur, Roman Road, Bobblestock, Hereford, Herefordshire, HR4 9QW

£399,950

**jackson**  
property



# Wilbur, Roman Road

Bobblestock, Hereford, HR4 9QW

Extended Period Property | Views Across Hereford City | 4 Double Bedrooms | Double Garage & Parking | 3 Reception Rooms | Kitchen Breakfast Room | Master En Suite & Family Bathroom | No Onward Chain

- Detached Family Home
- Extended to the Rear
- 4 Double Bedrooms
- Master with En Suite & Family Bathroom
- 3 Reception Rooms
- Kitchen Breakfast with Utility Room
- Double Garage & Numerous Parking
- No Onward Chain

**£399,950**  
**Freehold**

To arrange a viewing please contact us on

t. 01432 344 779

[hereford@bill-jackson.co.uk](mailto:hereford@bill-jackson.co.uk)

[www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)





#### Situation

Located on the edge of Bobblestock, the property is well positioned being close to local amenities, yet is only a short drive to the cathedral city of Hereford or access via the A49 to Leominster. Nearby amenities include Hereford Race Course, Spa & Health Club, local convenience store, local houses, Doctor's Surgery. Halo leisure centre with gym and outdoor activities, skate park and retail park with various shops to include Dunelm and Halfords. There is also local primary and secondary schooling, nursery facilities and bus route nearby. For a more comprehensive range of amenities the City Centre can be found a short distance away.

#### Description

The property is accessed via a large driveway leading to the rear of the property and providing ample parking, together with a double garage.

The house is accessed by a welcoming Hallway with doors to main living accommodation, rear hall and downstairs WC.

The beautiful Living Room boasts views over the front garden with some period features including coving and picture rails. There is a feature fireplace with inset gas fire and ample space for a piano. A kitchen breakfast is fully equipped with eye level and low level storage units, in built breakfast bar, seating area and built in pantry cupboard. Having dual aspect windows looking over the driveway and rear gardens.

A formal Dining Room is located at the front of the property with door into the conservatory, having windows on all sides over looking the front garden and views over Hereford City.

The rear hall provides valuable access to the useful utility room and door out to the parking area and double garage.

Stairs from the Entrance hall lead up to the first floor Landing benefiting from an Airing Cupboard and loft access.

The light and airy Master bedroom has views over Hereford City and is complemented by an En-Suite with shower cubicle, vanity sink and WC., panelled bath and bidet.

There are 3 further bedrooms, all being double rooms, a family bathroom and separate WC.

Outside is a laid to lawn private garden, enclosed by fencing, greenhouse and a front garden.

#### Services

All mains services are connected.

#### Council Tax

Herefordshire Council: Band F

#### 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 along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

#### Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

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>



Total area: approx. 259.4 sq. metres (2792.2 sq. feet)

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(94-100) <b>A</b>		(92 plus) <b>A</b>	
(81-93) <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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	