



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

jackson
property

£175,000

?? Helping NHS employees buy their dream home!??

We are so appreciative of the courage the NHS frontline staff have shown in the face of the Covid-19 crisis, so we are offering our heartfelt thanks in the way of a 5% deposit contribution* (up to £15,000) towards a new Lagan home across our English sites.

*For full Terms and Conditions of the NHS Deposit scheme speak to our sales manager - ?? 01295 201062

Brand New home with 2 double bedrooms, open plan Living/Dining Room, Kitchen, WC, Family Bathroom, Store, Parking and Gardens

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.

Ground Floor:

Living/Dining
18'4" x 12'5" (5.61 x 3.81)

Kitchen
11'9" x 5'2" (3.59 x 1.58)

First Floor:

Bedroom 1
12'5" x 9'6" (3.81 x 2.90)

Bedroom 2
12'5" x 10'8" (3.81 x 3.27)

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To Protect our clients, staff & Families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time

and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment. Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

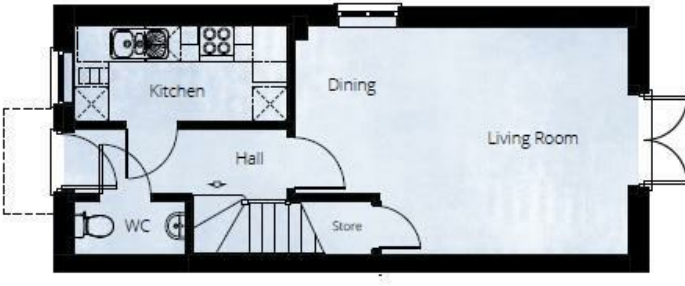
We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



To arrange a viewing please contact us on t. 01432 344 779

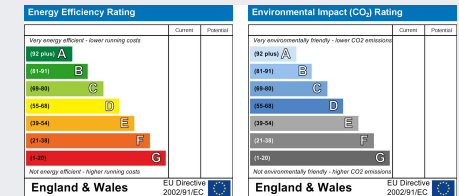
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GROUND FLOOR



FIRST FLOOR



jackson
property

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