



3 Arkwright Close, Hereford, Herefordshire, HR4 0QE

O.I.R.O £279,950

jackson
property

3 Arkwright Close

Hereford, HR4 0QE

Traditional Extended 4 Bed Semi-Detached Home | Well Presented Throughout | Fitted Kitchen | Utility Room | Lounge with Feature Fireplace | Dining Room | Conservatory | En-Suite Master Bedroom | Family Bathroom | Double Glazing | Garage | Driveway Parking | Landscaped Gardens

- Traditional Extended Semi-Detached Property
- 4 Bedrooms, Master Bedroom with En-Suite Shower Room
- Refitted Family Bathroom
- Lounge with Feature Fireplace
- Dining Room
- Conservatory
- Fitted Kitchen and Utility Room
- Double-Glazing and Central Heating
- Garage and Driveway
- Landscaped Rear Gardens

O.I.R.O
£279,950
Freehold

To arrange a viewing please contact us on

t. 01432 344 779

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Situation

3 Arkwright Close is a traditional styled semi-detached extended property having generous accommodation over two floors, sitting on a good sized plot with driveway parking and landscaped gardens to the rear, all benefiting from double-glazing and gas fired central heating throughout. The property is conveniently located to the City of Hereford. The Cathedral City of Hereford lies on the River Wye approx. 16 miles east of the border of Wales. Hereford has a good range of traditional shops, supermarkets, doctors and dental surgeries, restaurants and museums, leisure facilities to include a swimming pool, train and bus stations.

Description

3 Arkwright Close is a traditional semi-detached property which has been extended and improved by the current owners to offer very comfortable accommodation over two floors to include an entrance hallway, lounge with feature fireplace and bay window leading through to the dining room, which in turn leads to a conservatory which is of a good size and overlooks the gardens to the rear. There is a well fitted modern kitchen leading through to a utility room which has facilities for washing machine and tumble dryer. There is also a downstairs cloakroom. To the first floor, there is a good sized landing with four bedrooms communicating off. The master bedroom has the benefit of a walk-in wardrobe and en-suite shower room. There is also an additional refitted family bathroom.

Outside

Outside, the property has ample driveway parking to the front for a number of vehicles. There is a garage which is fitted with lighting and power. To the rear of the property there is a landscaped garden with lawned areas, feature slate patio seating area, timber shed, pergola (currently fitted with a hot tub), surrounded by panelled fencing to create a manageable, but good size private and secluded garden.

The Agents strongly recommend internal inspection to appreciate the size and the quality of the property on offer.

Services

Mains Electricity, Gas, Water & Drainage, Gas fired central heating, Telephone (Subject to B.T. Regulations).



Council Tax
Herefordshire Council - Band C

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

December 2019

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	80	(92 plus) A	78
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F	65	(21-38) F	61
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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