



Upper Field Close Hereford, , Herefordshire, HR2 7SW

Offers Over £250,000

**jackson**  
property



# 7 Upper Field Close

, HR2 7SW

Detached Home located on a private cul de sac | South Facing Private Garden | Off Road Parking and Single Garage | 3 Bedrooms & Built in Storage | En Suite Shower Room & Family Bathroom | Kitchen Breakfast & Dining Room | Downstairs WC | No Onward Chain

- Detached Home in Private cul de sac
- Close to Amenities, South of Hereford
- Popular Residential Location
- Lounge with Separate Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Garage with 3 Parking spaces
- South Facing Private Gardens

*Offers Over  
£250,000  
Freehold*

To arrange a viewing please contact us on

t. 01432 344 779  
hereford@bill-jackson.co.uk  
www.bill-jackson.co.uk





#### Situation

Located south of Hereford city within easy reach of a range of local amenities to include park, shops and community centre. The property lies in an established development less than 2 miles from Hereford city centre and with great access to the A49 South and motorway links at Ross on Wye, plus local schooling.. More amenities can be found in the city itself to include colleges, cinema, leisure pool, gyms, restaurants plus plenty more.

#### Description

Accessed through a double glazed entrance door into the spacious hall with, stairs to the first floor and access to all of the ground floor rooms. A door to the left takes you to the dining room which has a window to the front, this could easily be made a play room for a growing family. The living room has a, window to the front and patio doors to the garden.

The kitchen/breakfast room has a range of matching wall and base units with integrated oven and gas hob. There is a door to the garden and an understairs cupboard. There is also a downstairs cloakroom which is fitted with a two piece white suite.

The first floor provides access to three bedrooms all fitted with PVCu double glazing. The main bedroom has double fitted wardrobes and a large ensuite shower room which is fitted with a three piece suite. Bedroom two is also a double bedroom and has a fitted cupboard. The fitted bathroom has a three piece white suite and obscured PVCu window.

Externally - The property has a large & private South facing garden, which is primarily laid to lawn and fully enclosed. There is a side gate that leads to the parking area and good sized single garage. Further garden space is located behind the en bloc garages, making it an ideal area for storage.

#### Council Tax

Herefordshire Council - Band D

#### Services

All mains services are connected. Gas central heating.

#### Viewings

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

#### 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.

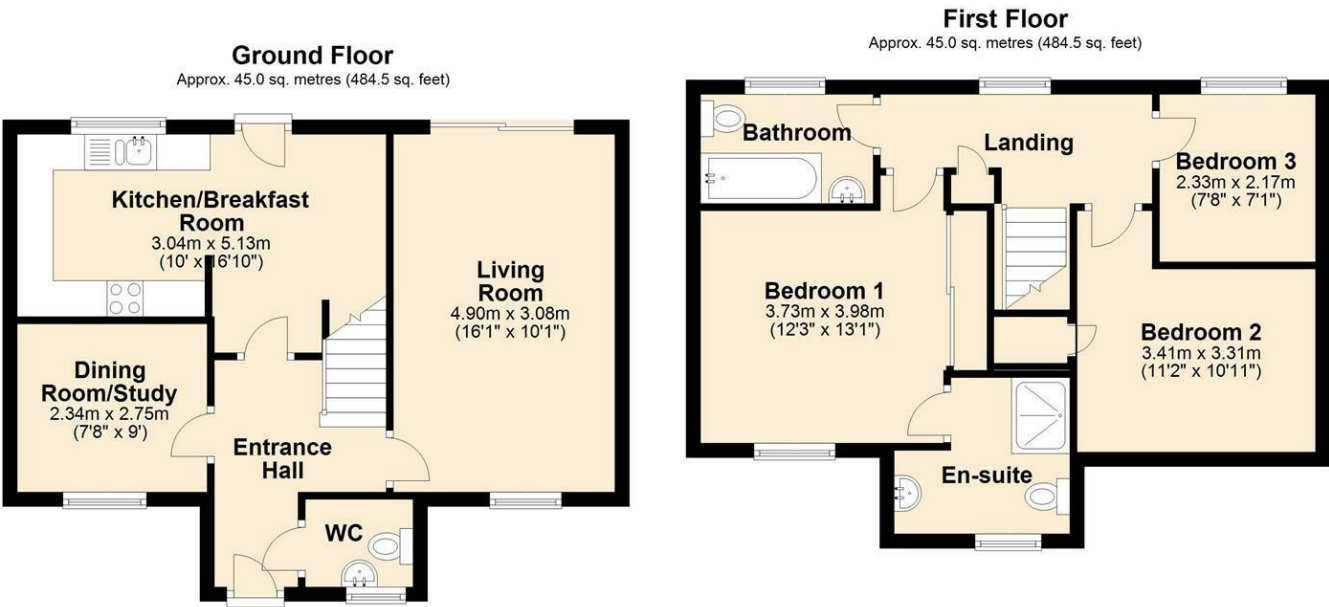


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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

January 2020

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	
(92 plus) A	71	(92 plus) A	83
(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	71	(21-38) F	71
(1-20) G		(1-20) G	
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	



These Plans are for Identification and Reference Only.  
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