



19 Hampton Street Hereford, , Herefordshire HR1 2RA

£250,000



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, HR1 2RA

Would you love to have off road parking and be within 5 minutes walk of Hereford City Centre...

Detached Dormer Bungalow | Fully Redecorated Throughout | Hereford City Centre Location | Off Road Parking & Carport | 3 Double Bedrooms | Lounge & Conservatory | Kitchen with Space for Dining Table | Re-fitted Shower Room | Private Rear Garden

- Highly Sought After City Location
- Within Walking Distance to Amenities
- Detached Dormer Bungalow
- Recently re-decorated throughout
- 3 Double Bedrooms
- Lounge & Kitchen Diner
- Off Road Parking & Private Garden
- Sold with No Onward Chain

£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 in the sought after area of St James, just 1 mile east of the city centre. The property sits within easy walking distance of excellent amenities including shops, primary schools, secondary schools and Herefordshire Colleges. The thriving city centre is home to many independent cafes and restaurants, cinema, leisure pool, parks, bus and rail stations. You are well located to enjoy all it has to offer.

Description

The property is approached by a driveway offering off street parking with carport, enclosed by picket fencing and pathway to front door.

The Entrance porch and hall give access to all ground floor accommodation which includes a Lounge with dual aspect windows and fire place, an excellent Kitchen with windows overlooking the garden, space for dining table and access to the shower room. The shower room has recently been refitted with large shower, WC and pedestal wash hand basin.

Further accommodation downstairs includes two double bedrooms with exposed floorboards and a useful conservatory.

On the first floor there is a large double bedroom that is ideal as a guest room or hobby room.

The rear garden has a great sense of privacy with patio space, lawn area, enclosed by timber panel fencing and side access all around.

Council Tax

Herefordshire Council - Band C

Services

All mains services are connected.

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 of the property. 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.

January 2020

Coronavirus Jackson Property Protocol

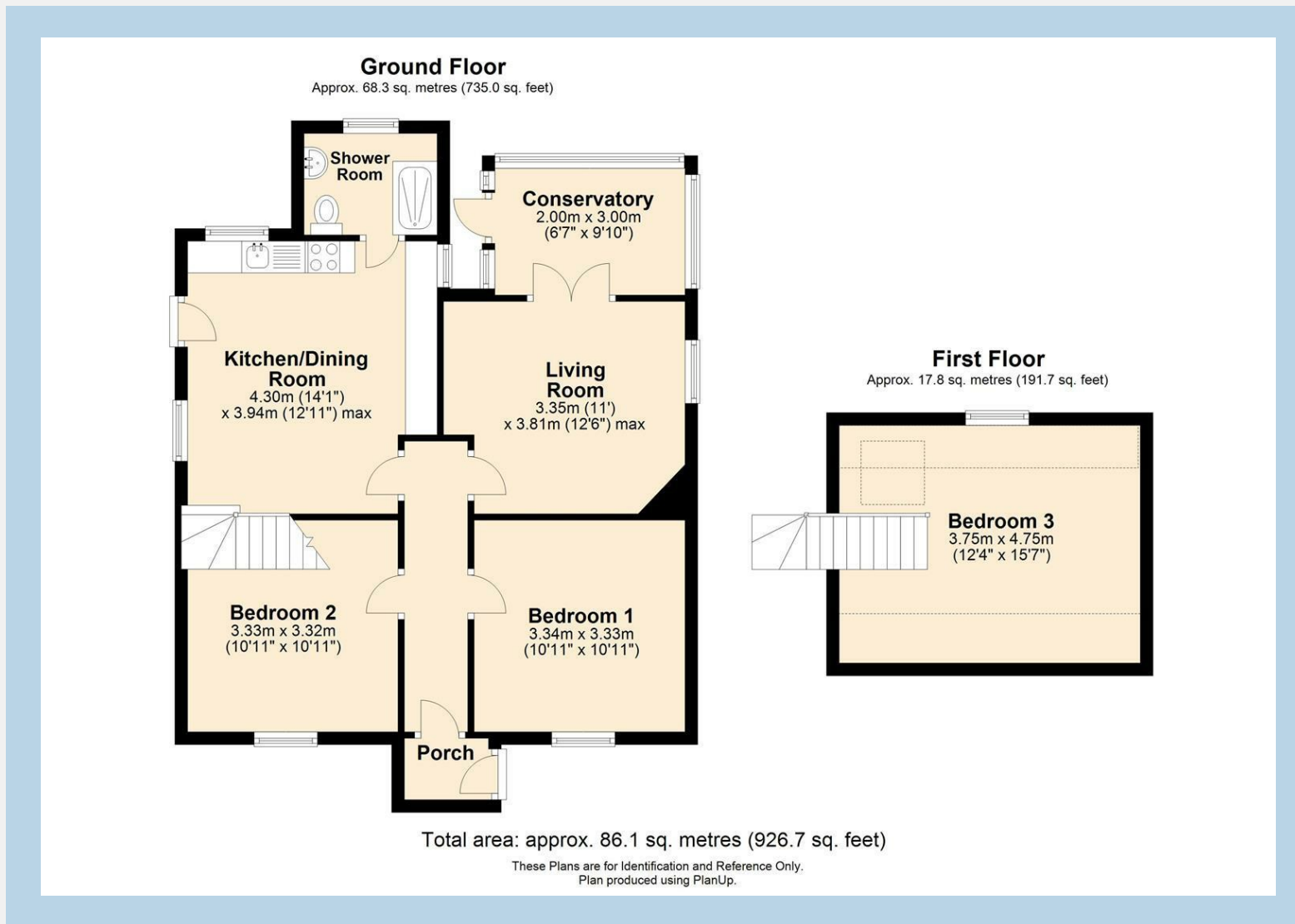
We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

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>



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	59	56	63
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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