



2 Lower House Cottages, Burley Gate, Hereford, Herefordshire, HR1 3QX

Guide Price £185,000



## 2 Lower House Cottages

Burley Gate, Hereford, HR1 3QX

3 Bedroom Semi-Detached Home | In Need of Upgrading | Located Within Easy Access of Hereford, Bromyard & Ledbury | Living Room & Kitchen | 3 Bedrooms & Bathroom | Large Side Garden with Outbuilding | Views Over Open Countryside

- Semi Detached Cottage
- Large Side Garden with Outbuilding
- Views Over Open Countryside
- 3 Bedrooms & Bathroom
- Living Room & Kitchen with walk in Panty or Study Room
- Property is in need of upgrading
- Easy Access to Hereford, Bromyard & Ledbury
- Sold with No Onward Chain

*Guide Price*

**£185,000**

*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 on the outskirts of the village of Burley Gate which has a shop, post office and primary school. The property lies approximately 8 miles North East of the city of Hereford and enjoys easy access into the market town of Bromyard and onto the Cathedral City of Worcester.

#### Description

This charming property enjoys far reaching views over open countryside and is in need of upgrading throughout.

The property is accessed by an Entrance Porch with stairs up to the first floor and access into the spacious Living Room.

A door leads into the Kitchen where you have access to the Bathroom, a separate WC and door out to the gardens.

There is a handy Study Room off the Kitchen which could also make a useful pantry.

Upstairs there are 3 bedrooms with good storage space.

Outside, the gardens have so much to offer for a rural property with verdant lawns, hedging and outbuilding.

#### Council Tax

Herefordshire Council - Band D

#### Services

There is a Septic tank that serves both properties. Oil Central Heating. Mains Water and Mains Electricity

#### Restrictive Covenants

With regards to restrictive covenants these will include the following;

- Airspace and subsoil
- Property to be used as a single dwelling house in single family occupation
- 'Approval of plans' clause for alterations and extensions.

#### Viewings

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

#### Directions

From Hereford take the A4103 continuing for 800/900 yards and turn left signposted 'Bromyard'. Proceed on this road until reaching the Burley Gate roundabout going straight over and continuing round the 'S' Bend and past the '60 mph' sign. The property is located at the second set of houses to your right.



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.

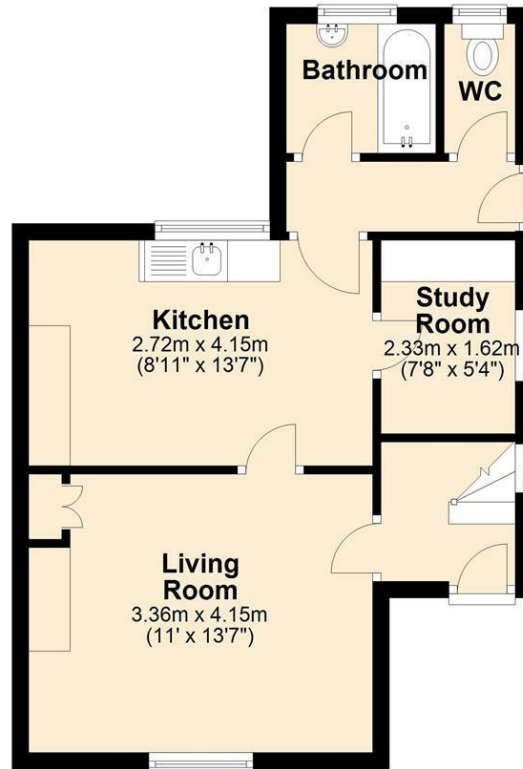
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer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

January 2020

**Ground Floor**  
Approx. 39.9 sq. metres (429.7 sq. feet)



**First Floor**  
Approx. 31.3 sq. metres (336.9 sq. feet)



Total area: approx. 71.2 sq. metres (766.7 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
33	90	28	76
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.