



19 Merryhill Crescent Hereford, , Herefordshire, HR2 7AH

£180,000



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, HR2 7AH

Three Bedroom End of Terrace Home | Off Road Parking | Kitchen Diner with Separate Living Room | Downstairs WC & Store Room | Family Bathroom | Front & Rear Garden | Sold with No Onward Chain

- Semi-Detached Home
- Popular Residential Position
- Well Presented Throughout
- Living Room & Kitchen Diner
- 3 Bedrooms & Family Bathroom
- Front & Rear Gardens
- Off Road Parking with Driveway

£180,000
Freehold

To arrange a viewing please contact us on

t. 01432 344 779

hereford@bill-jackson.co.uk

www.bill-jackson.co.uk



Situation

Situated approximately 1.2 miles south of Hereford city centre, in a location offering a wide range of amenities to include primary schooling, church, public house and local supermarket. The city centre offers a superb range of amenities to include restaurants, cinema, leisure pool and shopping facilities.

The property offers good road connections to the A49 South and M50 motorway connection.

Description

The smart Kitchen Diner has a range of matching base and wall units with built-in oven with extractor fan over, single sink and drainer and space and plumbing for a fridge freezer and washing machine. A door leads out to the rear porch giving access to the patio and gardens, separate WC and store room.

The Living Room is an attractive reception space with large bay window and feature gas fireplace.

Stairs from the light and welcoming Entrance Hall lead up to the Landing. There are 3 bedrooms, Bedroom 1 with ample storage and Bedroom 3 currently being used as an office.

The family Bathroom has a 3-piece suite to include bath with shower over.

Outside, the property is approached by front gardens with pathway and laid lawns, together with driveway parking and rear access.

The good size rear gardens are mainly laid to lawn with patio area and borders on all sides offering security and privacy. Two storage sheds provide ideal space to house garden utilities.

Council Tax

Herefordshire Council - Band B

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.



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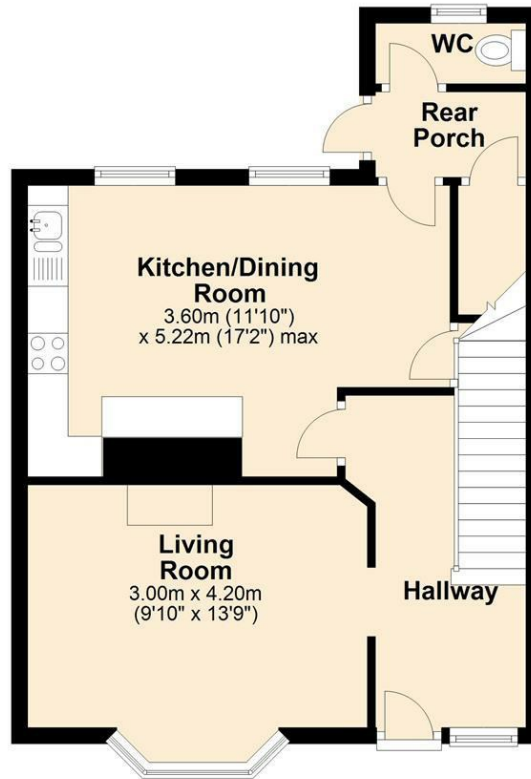
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Referral Fees

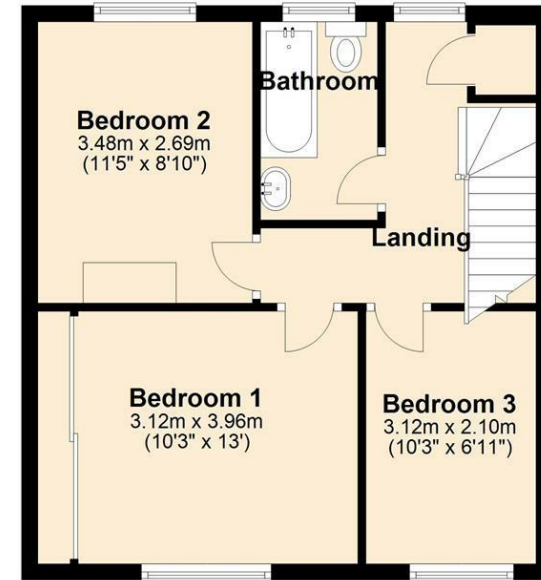
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February 2020

Ground Floor
Approx. 45.3 sq. metres (487.1 sq. feet)



First Floor
Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 86.7 sq. metres (932.7 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A+</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>70</p> <p>84</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A+</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>67</p> <p>81</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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