



jackson
property

FOR SALE

Tel: 01285 820500
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100 Bearcroft, Weobley, Hereford, Herefordshire HR4 8TD

Modern 4 Bed. Detached Property

O.I.R.O £269,950



**100 Bearcroft
Weobley
Hereford
Herefordshire
HR4 8TD
O.I.R.O £269,950**

LOCATION

100 Bearcroft is a modern styled detached property with generous accommodation over two floors with good sized outside space comprising of driveway, garage and rear garden. The village itself, set on the black and white trail, has excellent everyday village amenities with a number of shops in the main street to include a general stores, butchers, tea rooms, pub and restaurant, together with popular primary and secondary schools, doctor and dental surgeries, Church, village hall and thriving local community, surrounded by delightful Herefordshire countryside. The market town of Leominster is close to hand for a more comprehensive range of facilities, including a number of supermarkets and train station, with the larger Cathedral City of Hereford approximately 11 miles to the south.ens, all located within an easy walking distance of the popular village of Weobley.

BRIEF DESCRIPTION

100 Bearcroft is a modern detached property having accommodation over two floors comprising of an entrance hallway with useful cloakroom leading to a lounge with feature fireplace and a good sized kitchen/diner with a good range of base and wall units and fitted appliances, with good space for entertaining and dining leading through to a conservatory to the rear which overlooks the gardens. To the first floor, the property has a landing with four bedrooms and family bathroom, all benefiting from double-glazing and oil-fired central heating throughout.

- Modern Detached Property in Popular Village Location
- Generous Kitchen/Diner, Lounge, Conservatory and Cloakroom
- 4 Bedrooms and Family Bathroom
- Double-Glazed and Oil-Fired Central Heating with Garage and Gardens

Outside, the property has ample driveway parking to the front, useful single garage with up and over door and additional door leading out to the gardens to the rear which have a paved patio area, lawned areas and surrounded by fencing with secure gated access to the front. There is also a recently installed new oil tank.

SERVICES

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

OUTGOINGS

Council Tax Band: D.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

DIRECTIONS

From Leominster, take the A44, turn left at the signpost to Weobley on the A4112. Go past the Doctor's surgery, take the first left into Bearcroft, follow the road along where the property can be located on the right hand side.

Jackson Property (Leominster)

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



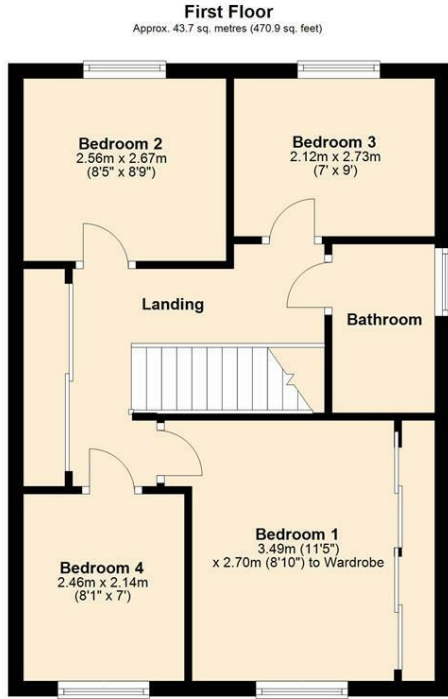
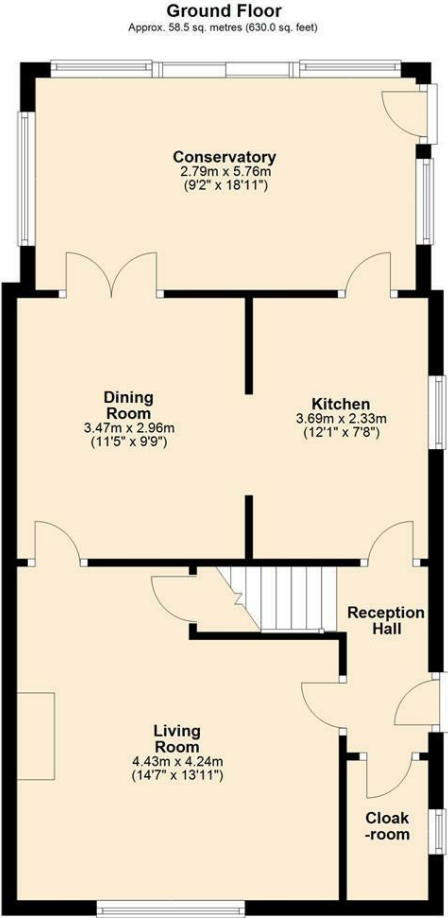




any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this 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.

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		(92 plus) A	
(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		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Total area: approx. 102.3 sq. metres (1100.9 sq. feet)

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

100 Bearcroft, Weobley

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.