



15 Golden Lion Close
Hereford, Herefordshire, HR4 9NB

jackson
property

Offers Over £150,000

2 Bedroom End of Terrace House | Long Term Tenant in Situ | Great Location with Easy Access to Hereford | Ideal investment and first time purchase | Allocated Parking with further On Road Parking | Rear Garden | Double Glazing | Bathroom | No Onward Chain

Situation

Situated just North of Hereford city in a quiet cul-de sac position and having easy access to local amenities including public house, leisure centre, a range of local shops including newsagents, local school all within walking distance, as well as benefiting from a regular bus service into Hereford city where a further range of recreational and shopping amenities can be found. Hereford colleges are within easy access along with local primary and secondary schooling.

Description

The property provides a spacious Living Room which benefits from a bay window to the front, wood effect flooring with space for a small table and chairs. A door leads in to the Kitchen offering a range of matching base and wall cupboards, single sink and drainer with window overlooking the garden, space for washing machine and fridge/freezer, there is also a door that leads to the rear garden.

Stairs from the Living Room lead up to the first floor with access into 2 double Bedrooms and the Family Bathroom with 3 piece suite to include bath with shower over.

Outside, there is one allocated parking space to the front of the property and rear gardens surrounded on all sides by fencing offering privacy and security, together with gated access and garden shed. Further on-street parking available.

Council Tax

Herefordshire Council: Band B

Services

All mains services are connected. Gas combination boiler.

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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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 themselves 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.

Coronavirus Jackson Property Protocol

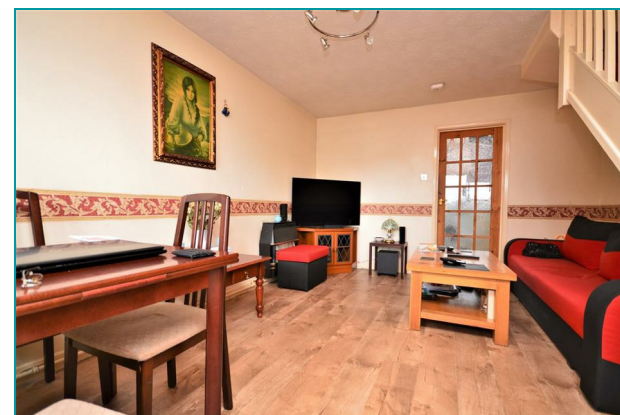
We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

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.

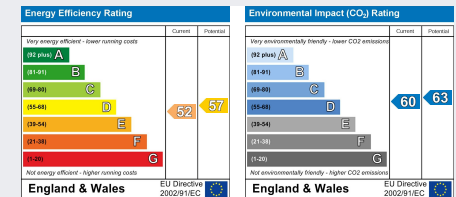
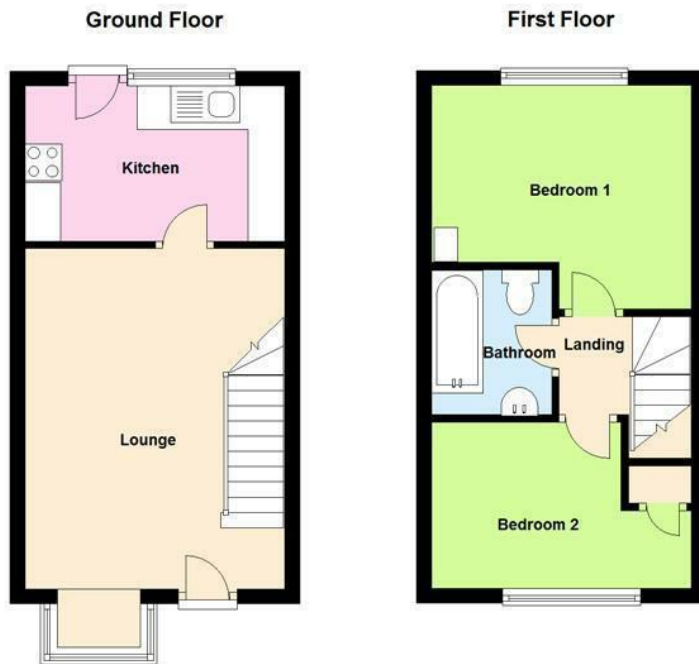
However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

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>



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



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Address: 45 Bridge Street
Hereford
HR4 9DG

Tel: 01432 344 779
Email: hereford@bill-jackson.com
Web: www.bill-jackson.com

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