



18 Kernal Road
, Hereford, Herefordshire, HR4 0PR

jackson
property

Offers Over £170,000

End of Terrace Home | Off Road Parking in City Centre Location | 2 Double Bedrooms | Lounge Diner & Separate Kitchen | Private Garden | Double Glazed & Gas Central Heating | 4 Piece Bathroom | No Onward Chain

Situation

Located in the popular residential area of Whitecross, just half a mile west of the city centre of Hereford. Nearby are excellent local amenities to include local shop, post office, church, public house and primary & secondary schooling, whilst more extensive amenities can be found in the city centre, within walking distance and with regular bus services.

Description

The property is approached by a parking area leading to the covered Entrance Porch

To the ground floor is a fitted Kitchen with a range of eye level and low level cupboards, cooker with extractor fan, half tiled surround, plumbing under sink for washing machine, and space for Fridge Freezer

The Living Room is a nice size with light flooring in from the French Doors, opening out to the rear garden, Stairs lead to the first floor and have an understairs storage cupboard

The first floor comprises two bedrooms, Bedroom 1 to the front with ample space for storage and Bedroom 2 to the rear, this also being a nice size double. The Bathroom is fitted with a low flush WC, pedestal wash hand basin with tiled splashback, panel enclosed bath and separate shower cubicle. There is a loft access hatch on the landing.

Outside, there is a private garden which is mainly laid to patio and lawn, making an ideal place for outside dining.

The property has previously been rented out and would make an ideal investment or first time buy.

Services

All Mains Services are Connected Council Tax Ban B with Herefordshire Council.

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 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.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To Protect

our clients, staff & Families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment. All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled. A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place. We are operating with a zero contact policy and all doors will need to be left open throughout the property. We ask that you maintain a distance of 2 metres throughout the appointment. Appointments will take place swiftly and any discussions will be held outside the property nclude outside the property. You will be asked to take your PPE away with you for safe disposal. You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

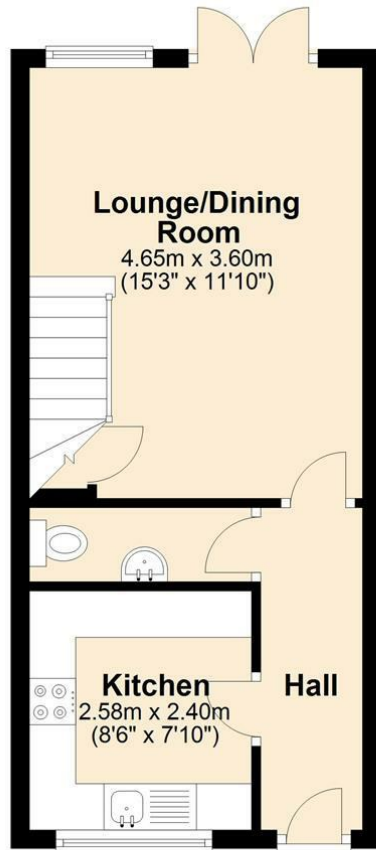
<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



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

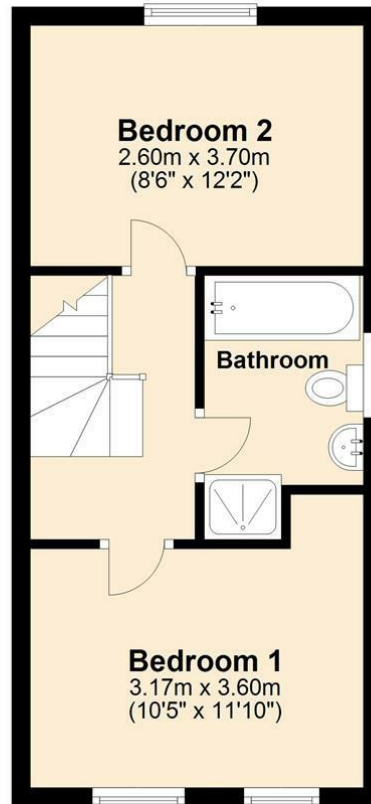
Ground Floor

Approx. 29.6 sq. metres (318.9 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.6 sq. feet)



Total area: approx. 60.1 sq. metres (646.5 sq. feet)

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Planned	Current	Planned
7.3	7.8	70	75

Energy Efficiency Rating: A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: A (82 pph), B (41-81), C (30-80), D (20-40), E (10-30), F (5-20), G (0-5).

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