



50 Cotterell Street, Hereford, Herefordshire, HR4 0HQ

£205,000

**jackson**  
property

# 50 Cotterell Street

Hereford, HR4 0HQ

Well Presented 3 Bedroom Property |  
Sought After Location | Close to Amenities  
and the City Centre | Kitchen | Dining Room  
| Living Room | Cellar | Lobby/Utility |  
Bathroom | Rear Gardens

- 3 Bedroom Traditional Property
- Sought After Location of Whitecross
- Close to Amenities, Walking Distance to City Centre
- Kitchen, Dining Room, Living Room
- Cellar, Utility/Lobby
- Bathroom
- 3 Bedrooms
- Gardens

**£205,000**  
**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 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, 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

An Entrance Hallway has access into the Living Room with views to the front aspect and feature fireplace.

From the Hall is access into the second Reception Room which is a lovely relaxing space with exposed wood flooring, fireplace and access to the Cellar where there is power, lighting and storage space

A door leads into the Kitchen offering a range of base and wall units, built-in electric oven and gas hob with extractor fan over, tiled splashback, single sink and drainer and door to the inner hall giving access into the Lobby/Utility Area with space and plumbing for a fridge freezer, washing machine and dryer, together with feature skylight.

A door leads into the Bathroom with 3 piece suite to include bath with shower over.

Stairs from the Entrance hall lead up to the first floor landing with access into all 3 bedrooms.

The rear gardens are laid out to patio and astro-turf for easy maintenance and are surrounded on all sides by borders.

There is access over this garden for the neighbour.

#### Services

All mains services are connected

#### Council Tax

Herefordshire Council: Band B

#### 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.

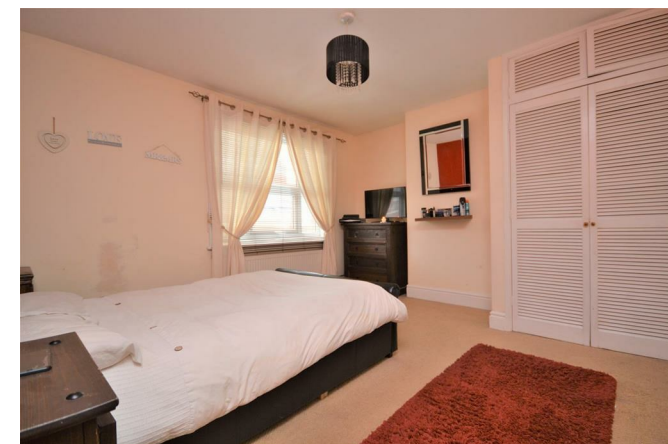
#### Jackson Property

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.

March 2020

Coronavirus Jackson Property Protocol



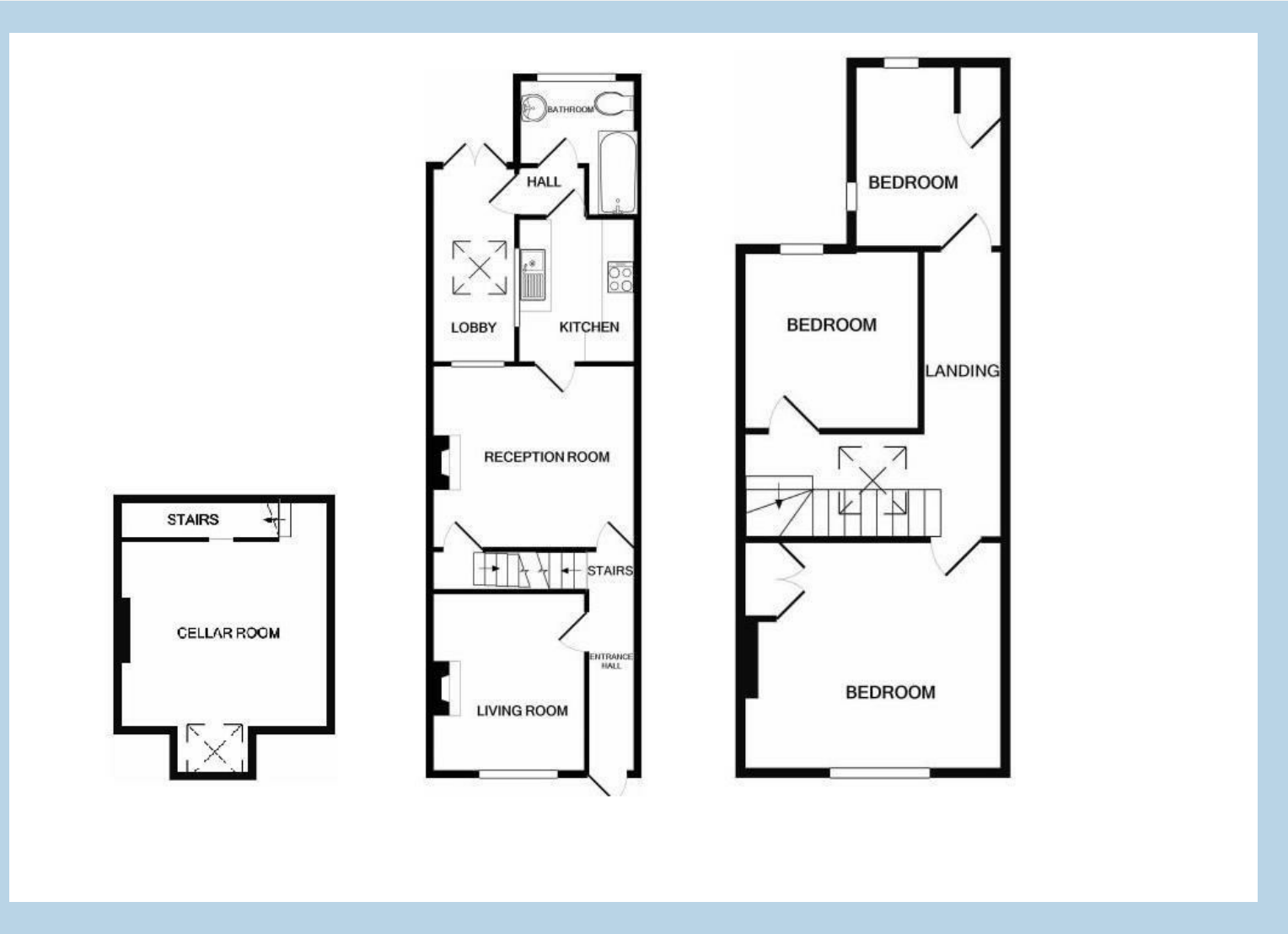
We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

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>

The Handshake Shake up! we are aware people are awkward/concerned towards handshaking. So here at Jackson Property we are doing alternatives when we meet you, these will be: Waving, Jazz Hands, Thumbs Up, Tip of a Hat or Namaste



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
	75		68
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
		42	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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