



1 Rose Cottage Veldifer Lane
Stretton Sugwas, Hereford, Herefordshire, HR4 7AA

jackson
property

£320,000

Situation

Well located approximately 3 miles west of the city of Hereford. Local amenities include primary and secondary schooling, shops, restaurants, a multi screen cinema, in the new shopping complex, and a range of leisure facilities.

The property is close to the popular villages of Stretton Sugwas with its own church and village hall and Credenhill, with a range of amenities including a doctors surgery, Chinese restaurant, Spar Shop, Fish and Chip Shop, ancient woodland, church and primary schooling. Close by is the beautiful Hereford Countryside at Breinton Springs, to enjoy rural walks.

Description

Spanish style entrance porch with feature tiled floor, triple archway, arched window and uPVC double glazed window, meter cupboard, power and light points, fine outlook across the beautiful landscaped gardens, large boiler cupboard also plumbed to house washing machine.

The Kitchen Breakfast room comprises recently fitted kitchen with eye level and low level cupboards, central island with breakfast bar area, space for dishwasher, space for range master cooker, windows over looking surrounding gardens, wooden door to lounge and door to conservatory.

The conservatory is part brick and uPVC construction with tiled floor, 2 radiators, central ceiling light/fan, opening window vents, double French doors to the landscaped garden and double doors to the lounge diner.

The Lounge Diner has been extended and is a large space with hard wood flooring, range of wall and centre lights, 2 radiators, understairs store cupboard, feature fireplace with hearth, multi-fuel stove and exposed beam mantel over, large picture window and double doors through to the Conservatory, useful store cupboard with shelving, exposed beams and glazed panelled door through to the Utility Area having tiled floor, radiator, velux window, store cupboard with shelving, space for tumble dryer with further store cupboard over, uPVC double glazed door to the rear.

There is a downstairs Shower/Cloakroom comprising low flush WC, corner wash hand basin with tiled splashback, radiator, tiled shower cubicle, uPVC double glazed window, extractor fan, tiled floor, radiator and wall mounted electric heater.

A study is found off the lounge and is a useful space for working or play room, having 2 windows over looking the gardens and stairs to first floor. A landing leads to all rooms and access to loft space.

All three bedrooms are good size doubles, bedroom 2 having built in storage.

The bathroom suite comprises of a large P shaped bath and shower over, low flush WC, contemporary style wash hand basin, fully tiled floor and walls, 2 uPVC double glazed windows, radiator and range of feature spotlighting.

Outside

The property is approached over a gravelled driveway with large double carport and further parking spaces

To the front of the property the garden has been landscaped to provide a shaped lawn bordered by a wide variety of flowers and shrubs and well enclosed by mature fencing, hedging and trees to maintain privacy. There is a feature pergola and storage shed.

To the side of the property there is a beautiful landscaped Mediterranean style garden with central lawn and paved pathway leading round the perimeter to a sun dial style patio providing an ideal sun trap. There is a wide variety of flowers and shrubs providing a splash of colour all year round, a further timber garden shed, trellis archway, ornamental fish pond with waterfall, outside water taps and security lighting.

Directions

Proceed West out of Hereford City on the Whitecross Road taking the 2nd exit at the roundabout on to Kings Acres Road. After passing Wyevale Garden Centre on the right hand side, turn immediately right signposted to Credenhill. After approximately 200 yards turn right onto Wylevale Way. Continue to 'No Entry' sign and Rose Cottage will be found on the left.

Services

Mains Electricity and Drainage. Oil Heating.

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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.

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.

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.

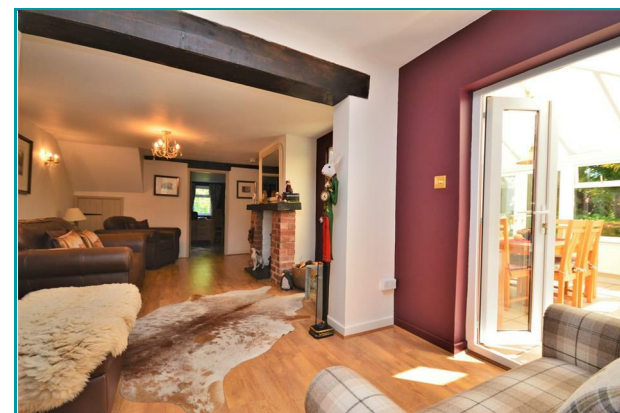
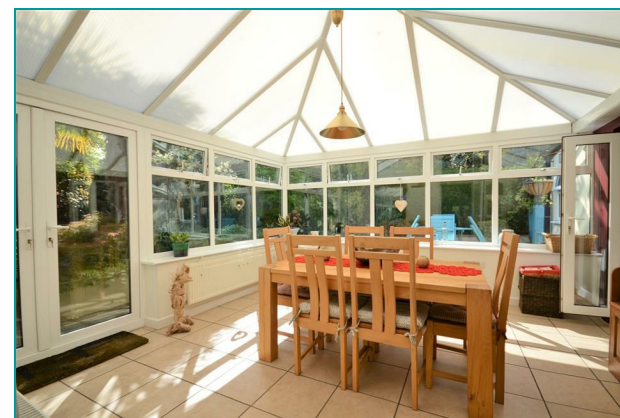
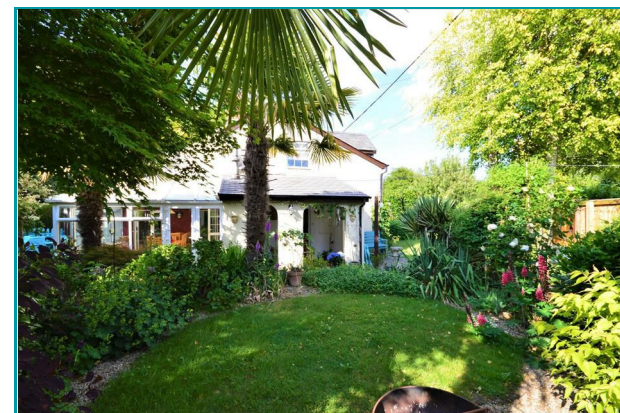
Appointments will take place swiftly and any discussions will be held outside the property include outside the property.

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>

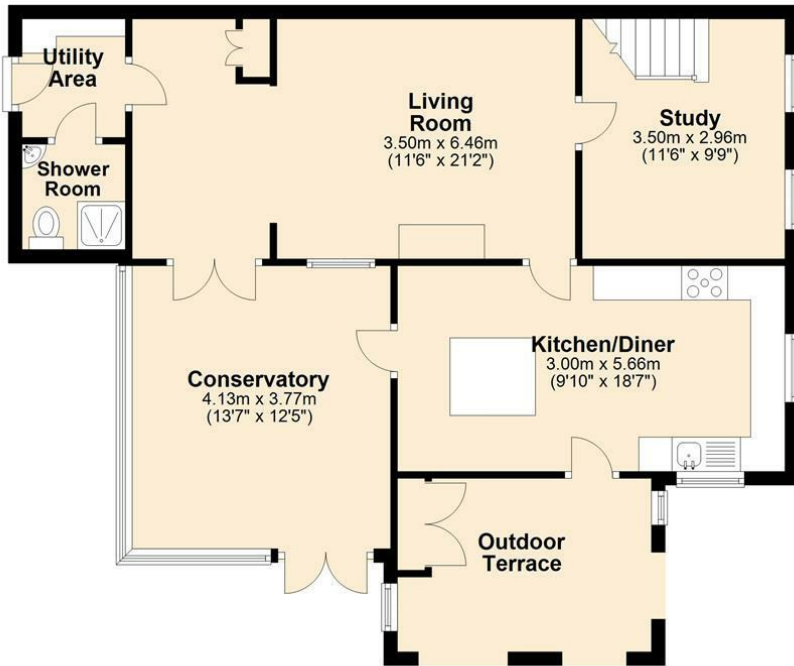


To arrange a viewing please contact us on t. 01432 344 779

hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

Ground Floor

Approx. 82.5 sq. metres (887.8 sq. feet)



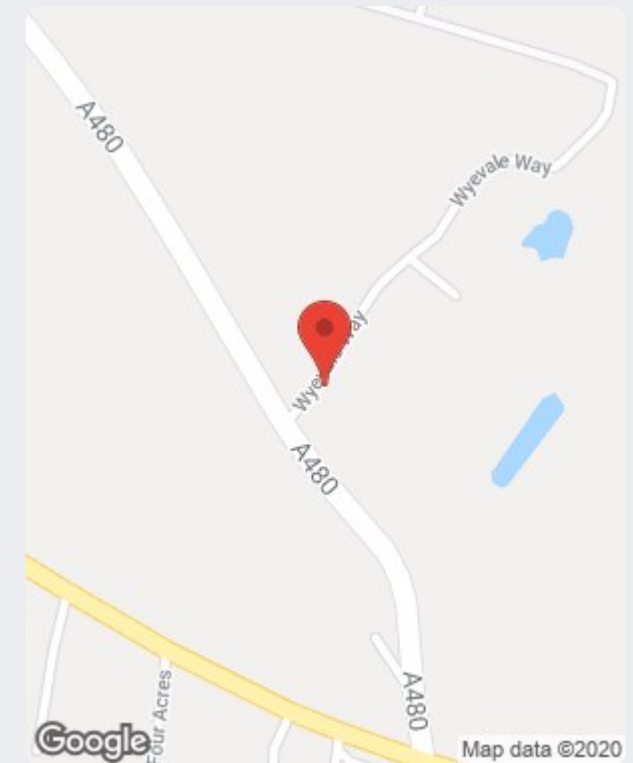
First Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



Total area: approx. 126.6 sq. metres (1362.5 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
63	85	61	86

The Energy Efficiency Rating chart shows a scale from A (92-101) to G (1-20). The current rating is 63 (D) and the potential is 85 (B). The Environmental Impact (CO₂) Rating chart shows a scale from A (1-10) to G (101-150). The current rating is 61 (D) and the potential is 86 (B).

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