



47 Kempton Avenue
Hereford, Herefordshire, HR4 9TU

jackson
property

£210,000

Semi Detached Home with Converted Garage | Off Road Parking | Open Plan Living with Utility Room | Popular North Hereford Location | Landscaped Rear Garden | Three Bedrooms | Two recently fitted Bathrooms | Ideal Investment or First Time Buy

Situation

Situated just North of Hereford city with easy access to local amenities including public house, range of local shops including newsagents, 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

Approached by a gravelled driveway offering off-street parking leading to the porch with block paved area. The Porch has a useful storage cupboard housing the recent Worcester Boiler and gives access into the Open Plan Living with stairs leading up to the first floor landing and door to the converted garage.

The Open Plan living is spacious with a feature modern electric fire, space for dining table and a modern fitted kitchen with inset sink, oven with hob and extractor, there is a lovely breakfast bar with wine cooler fridge. French Doors lead out to the gardens.

Stairs from the Entrance hall lead up to the first floor landing with access to the good size Master Bedroom with built-in storage cupboards, Bedrooms 2 and 3 and Family Bathroom with 3 piece suite having shower over the bath.

The rear garden is landscaped and over 3 levels with patio area, gravelled area and artificial lawn area.

Services

All mains services are connected

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

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.

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+v at 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.

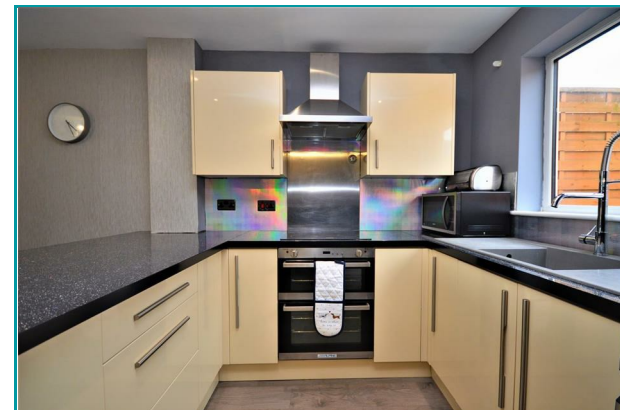
Appointments will take place swiftly and any discussions will be held outside the property nclude outside the property.

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.

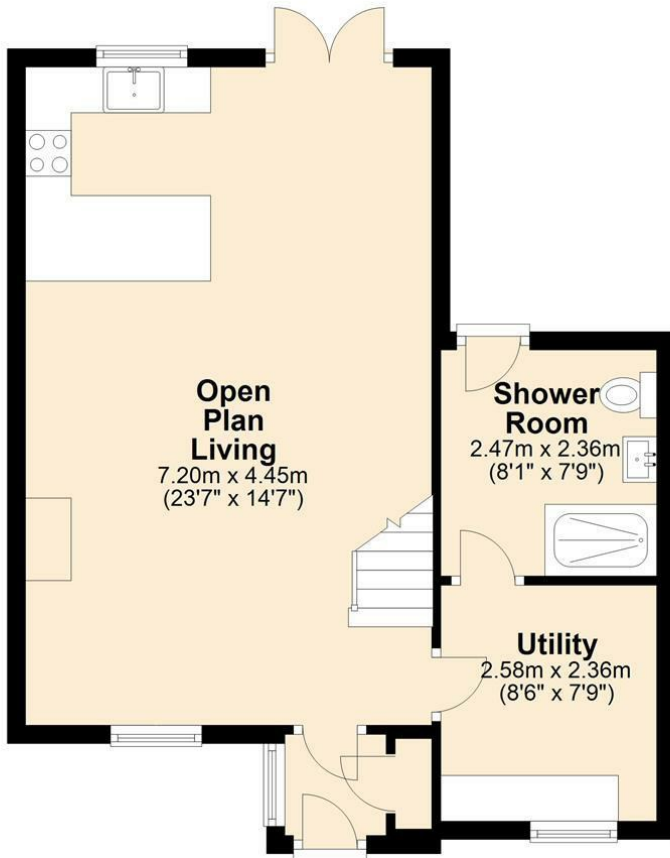
We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

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



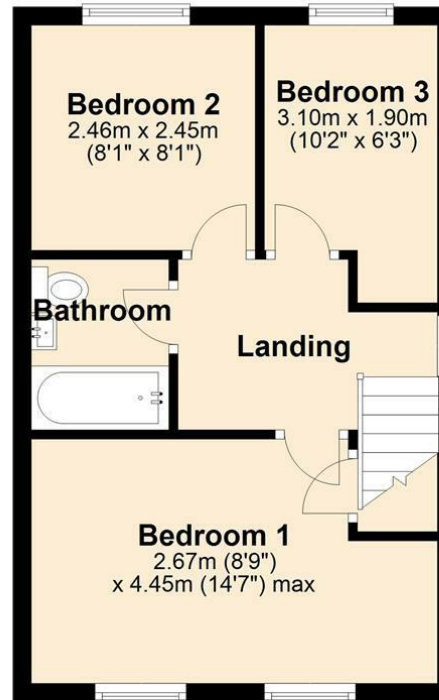
Ground Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



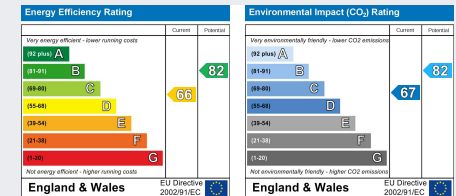
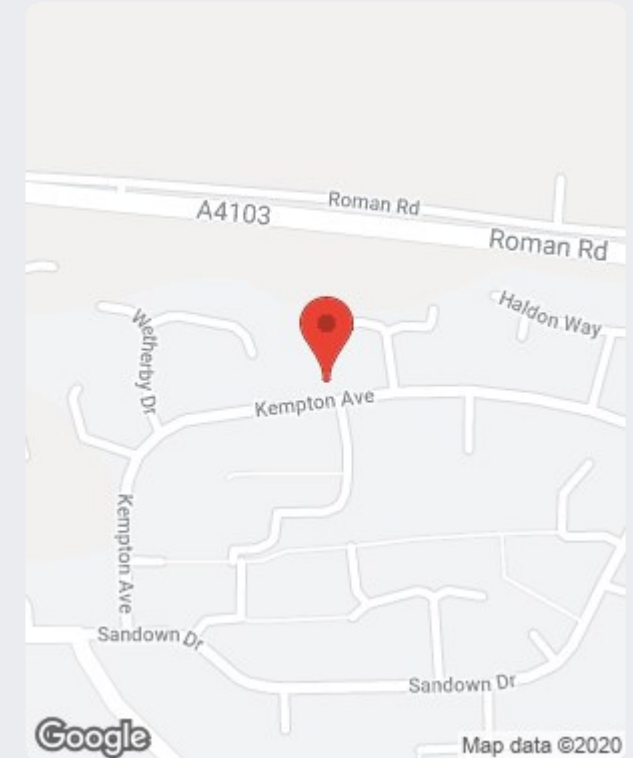
First Floor

Approx. 27.0 sq. metres (290.9 sq. feet)



Total area: approx. 73.7 sq. metres (793.4 sq. feet)

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



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