



2 Wharf Cottages

Cross Keys, Hereford, Herefordshire, HR1 3NU

jackson
property

Price Guide £315,000

Extended Cottage | Kitchen Breakfast with Rayburn | Lounge & Dining Room | Orangery/Conservatory over Looking South Facing Garden | Private Location | Two / Three Bedrooms | Two Bathrooms & Large Utility/Store | Two Large Summer Houses | Log Store & Shed | Parking | Sold with No Onward Chain

* AGENT WALK AROUND TOUR *

Situation

Situated at Cross Keys Hereford, equidistant between Sutton St Nicholas, Bodenham and Marden, the property is located close to local amenities including Cross Keys Public House with excellent transport links to Leominster, Hereford City, Worcester and Ledbury.

Description

Accessed via the door into the light and airy sun room with windows to all sides, exposed stone walling and wood burner. There is a useful hallway with doors to lounge, kitchen breakfast, shower room, WC and Walk in pantry store.

The lounge is a good size with exposed stone work, timbers and dual aspect windows. There is a feature log burning stove and patio doors to rear gardens.

A country kitchen is in the centre of the house with working rayburn, Belfast sink space and plumbing for dishwasher along with ample space for a table. A door off the kitchen leads through to another reception room currently laid out as a dining room, having a further feature wood burning stove and door back through to the sun room.

The walk in pantry is the perfect cooks space whilst having the ability to be a lovely utility room. There is a useful ground floor shower room with plumbing for washing machine along with a separate wc.

The first floor is currently laid out as an independent large second bedroom, with built in wardrobe and feature fireplace. The master bedroom leads through to bedroom 3 and the family bathroom, although the wall could be reinstated to make it 3 good sized independent bedrooms with ease.

The family bathroom has a roll top bath along with airing cupboard housing the worcester boiler.

The external gardens are extremely private. There are 2 large summer houses, ideal as emergency guests accommodation or office spaces, both having power, light and fully insulated. There is a storage shed and wood store. Being mainly laid to lawn with patio area and Gravelled Driveway.

Services

Mains Electricity, Mains Gas, Mains Water, Shared Private Sewerage

Viewings

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

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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.

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

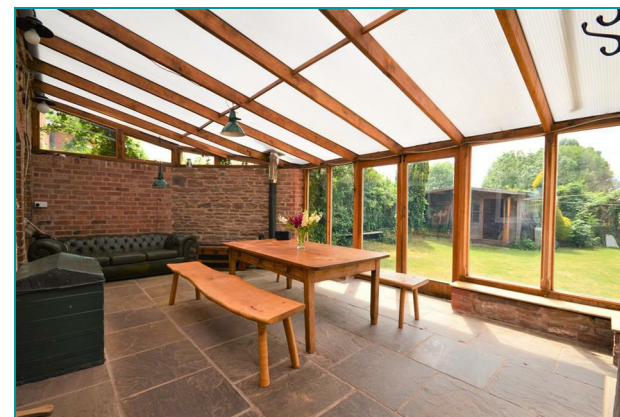
held outside the property include outside the property. You will be asked to take your PPE away with you for safe disposal. You will be contacted the following day to discuss the next steps.

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

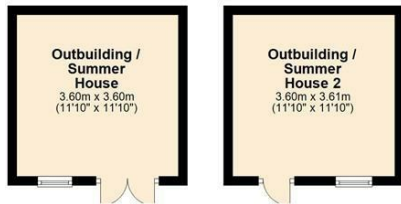
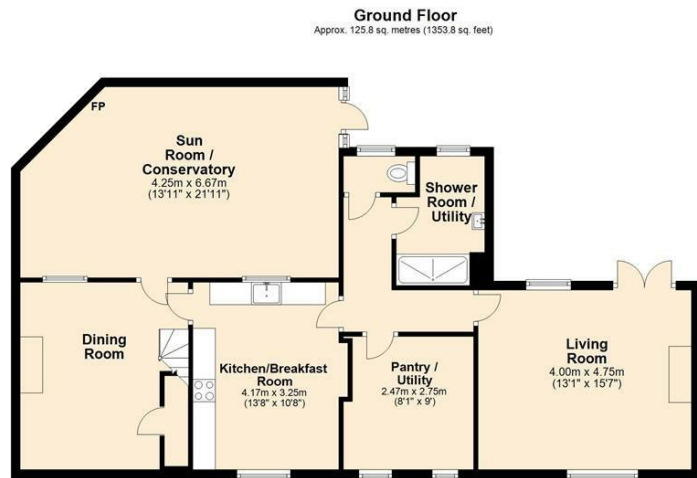
<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>

Directions

Head East out of Hereford on the A4103 signposted Worcester, Bromyard. In just over half a mile, turn left onto the A645 sign posted Bromyard. Follow the road into Cross Keys. Go past the Cross Keys pub on the right hand side. In 0.2 of a mile turn right at the House of Wood workshop (opposite the garage) the property can be found a short way up this road on the right hand side.

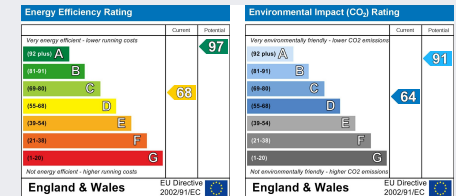
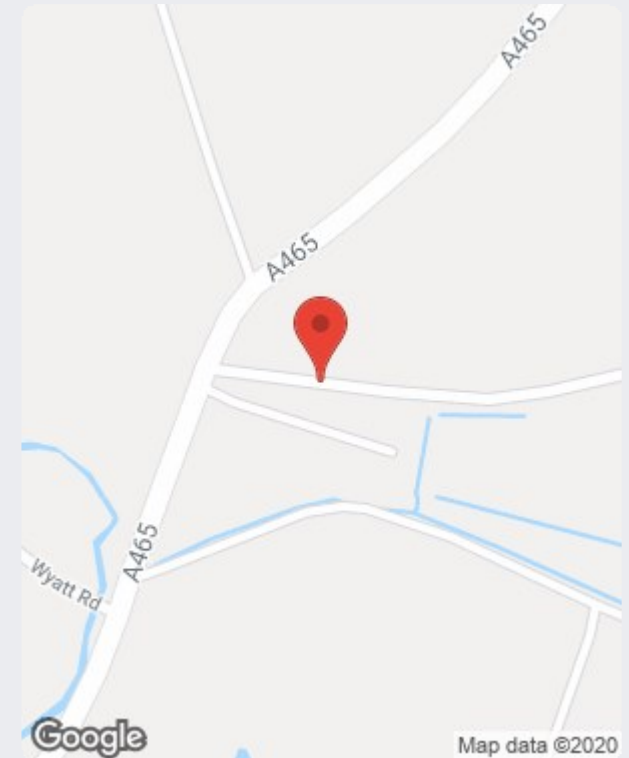


To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



Total area: approx. 178.5 sq. metres (1921.8 sq. feet)

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



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