



24 Coppin Rise

Belmont, Hereford, Herefordshire, HR2 7UE

jackson
property

£170,000

End of Terrace Home | 2 Double Bedrooms | Lounge Diner, Kitchen & Conservatory | Side access to Rear Garden | Allocated Parking | Cul De Sac Location | Sold with No Onward Chain

Situation

Well positioned on the southwest and city outskirts, within easy reach of a wide range of excellent amenities. These include a large Tesco superstore, pharmacy, doctors and dental surgeries, all within 100 metres, as well as a regular bus service into Hereford city.

Description

Accommodation - approached from the front, in detail the property comprises:

Hall with wooden floor and archway to kitchen and door to lounge.

The Kitchen has a double-glazed window, range of fitted kitchen units and drawers, work surface with inset sink, space for cooker with extractor over, space for upright fridge-freezer, under counter space for washing machine.

A 17ft Lounge Dining Room is located to the rear, having a feature fire place, wood burning stove, stairs to first floor and patio doors to the conservatory. Being light and airy, the conservatory is a great additional space, having doors out to the low maintenance garden.

Bedrooms 1 and 2 are both doubles with built in wardrobes. The family bathroom is a 3 piece suite with shower over the bath and is fully tiled.

Outside - to the front of the property is a lawn area with pathway leading to the front door. There are 2 allocated off road parking spaces. The rear garden has side access and is low maintenance, having a built in bbq and storage shed.

Services

Mains Electricity, Mains Water, Mains Drainage Connected

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>



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. 36.7 sq. metres (395.3 sq. feet)



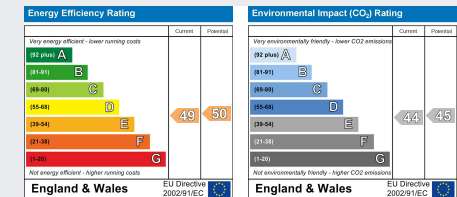
First Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



Total area: approx. 64.5 sq. metres (694.7 sq. feet)

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



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