



5 Syers Croft

Clehonger, Hereford, Herefordshire, HR2 9SU

jackson
property

Offers Over £280,000

Extended Semi Detached Home | Four Double Bedrooms | Lounge, Study, Playroom & Kitchen Diner | Utility & Shower Room | Private Garden | Master with Walk in Wardrobe & En Suite | Private Garden | Ample Parking & Double Garage

Situation

The property is located in the popular village of Clehonger which lies just 4 miles South-West of the Cathedral City of Hereford. The village has a church, primary school, village hall, public house and shop whilst the neighbouring village of Kingstone has a wider range of amenities which include doctors surgery, public house, playing fields, primary and secondary school and post office.

Description

A Gravelled driveway leads to the double garage, with side access to the rear garden and door to the property

The light and spacious lounge is inviting, with stairs to first floor, modern fireplace, patio doors to private gardens, door to study and door to the kitchen diner. Recently installed, the kitchen diner is a great space for entertaining, with ample work surfaces & eye level and low level cupboards., eye level oven & space for further white good appliances. There is ample space for a dining table, along with a courtesy door to the garden and door to the playroom (could be a formal dining room).

The study is a great work from home space, having access to the double garage and door to the Utility. Having sink, plumbing for washing machine, storage cupboards, door to garden and door to the ground floor shower room with shower cubicle wash hand basin & WC.

To the first floor there are 4 double bedrooms, the master being a brilliant site with a walk in wardrobe and en suite. The en suite is fitted with a 3 piece white suite with panelled bath and shower over. There is an additional refitted shower room across the landing, along with 2 large storage/inen cupboards.

The rear garden is a large space, having a patio area along with large lawn area. There are flower borders along with a storage shed, being fully enclosed and having a great deal of privacy.

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.

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>

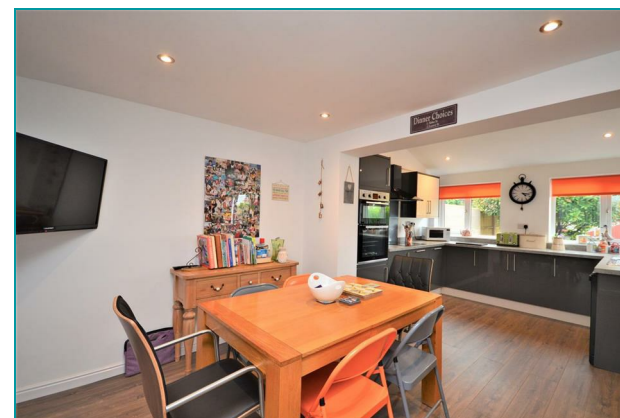
Jackson Property

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

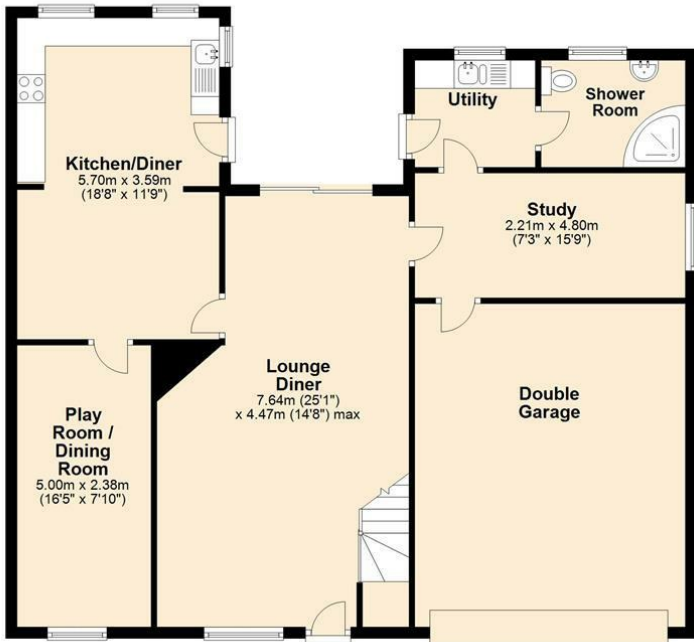
Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.



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. 113.4 sq. metres (1220.8 sq. feet)



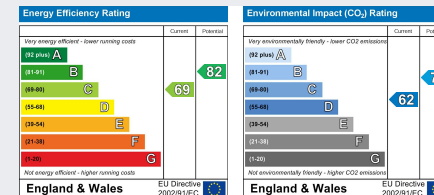
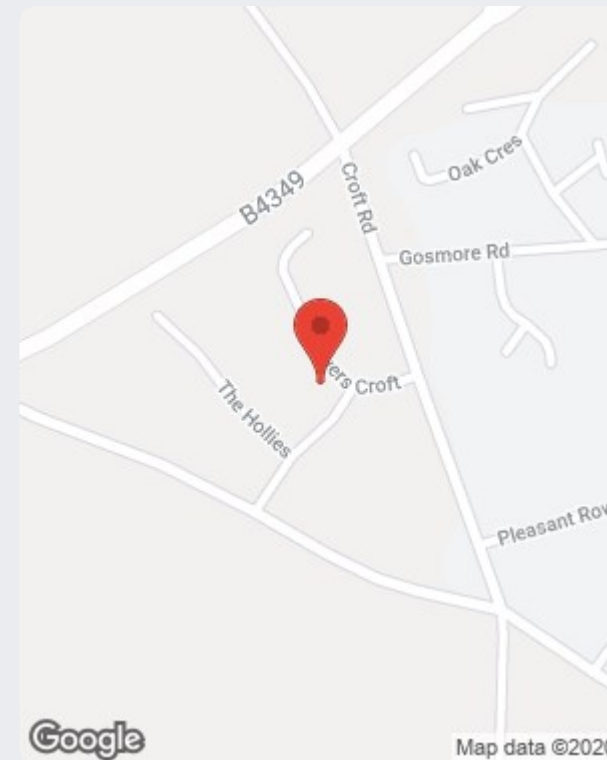
First Floor

Approx. 72.0 sq. metres (774.8 sq. feet)



Total area: approx. 185.4 sq. metres (1995.6 sq. feet)

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



jackson
property

Address: 45 Bridge Street
Hereford
HR4 9DG

Tel: 01432 344 779
Email: hereford@bill-jackson.com
Web: www.bill-jackson.com

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.

