



Lawns Wood Ledbury Road
, Hereford, Herefordshire, HR1 1UF

jackson
property

Offers Over £325,000

A four bedroom detached dormer bungalow with spacious accommodation, garage, gated driveway parking and front and rear gardens. Pleasantly situated in the outskirts of the city centre, this is a property is a real must view!

Situation

The property is only a short walk from a small parade of shops and public house. The area is well served by public transport and gives good access to the city centre. The local catchment schools have an excellent reputation and are within walking distance.

Description

The property is approached via a porch to the main entrance door which leads immediately into the welcoming entrance hall and provides access to all principal rooms. To the left of the hallway you enter into the living room with patio doors opening out to the front garden and a wood burning stove with stone surround. This room opens up into the dining room which has ample space for a large table and chairs. The kitchen provides plenty of work surface space with matching wall and base units, electric hob and cooker. The utility offers a good amount of storage space, room for white goods and this also leads out to the rear garden. From the hallway there is access to all three downstairs bedrooms and the family bathroom, all bedrooms have double glazed windows. The main entrance hallway has access to the first floor accommodation. Bedroom one is set to the right of the landing which benefits from an ensuite and a large rear window overlooking the countryside. The study is to the left of the landing and could provide a great space for a work from home office.

Garden & Parking - Located to the front of the property is a large driveway which provides more than sufficient space for multiple vehicle's. The front garden is mainly laid to lawn and enclosed by hedging for privacy. With an array of pretty flowers, trees and shrubs. The rear garden can be accessed by a path at the side of the property with large patio and raised gravel area.

Services

Mains water and electric connected to property with oil heating system and private drainage.

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+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.

You will be asked to take your PPE away with you for safe disposal.

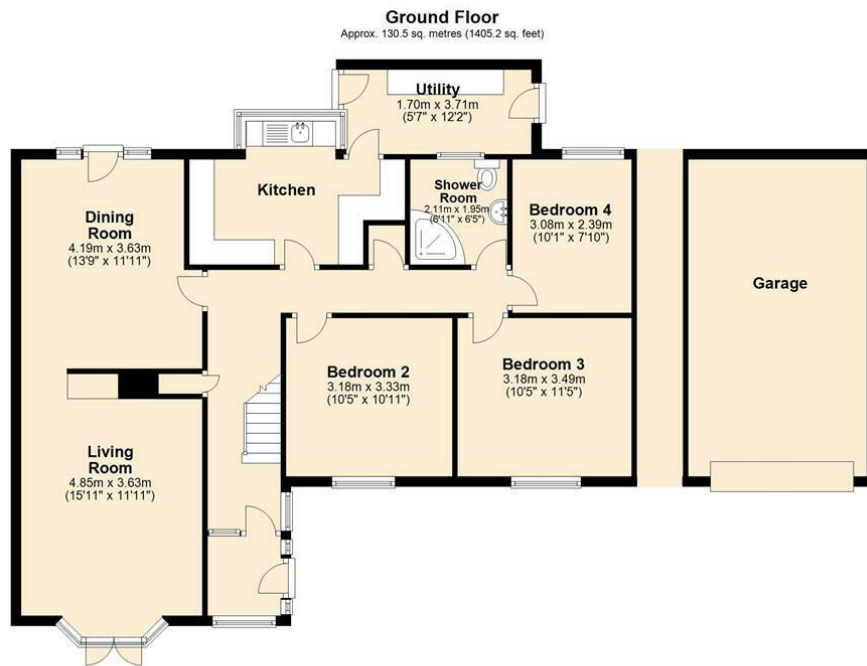
You will be contacted the following day to discuss the next steps.

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>

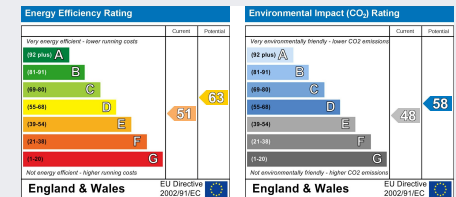


To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



Total area: approx. 172.9 sq. metres (1861.5 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.

