



5 Northolme Road

Belmont, Hereford, Herefordshire, HR2 7SP

jackson
property

£280,000

Detached Home | 4 Double Bedrooms | Integral Garage | Kitchen Breakfast & Utility | Dining Room & WC
| Private Gardens | En Suite & Family Bathroom

Situation

The property is well positioned in a popular residential location. Regular bus services provide access into Hereford City and there are a range of excellent amenities nearby including a supermarket, public houses, petrol station, nursery, doctor's surgery and church.

Description

A covered Entrance Porch leads into a light Entrance Hall with access in to the spacious Living Room. This great family space has a feature fireplace and door to a handy understairs storage cupboard, as well as bay windows to the front aspect and lovely opening into the Dining Room. This makes for a comfortable place to sit with friends and family, with double doors from the dining out to the decking area.

The Kitchen/Breakfast Room comes with a range of matching base and wall units with space for white goods and integrated oven & hob, stainless steel sink and drainer with mixer tap over, with views overlooking the gardens and door to Utility room.

The functional Utility Room has space, plumbing and power for white goods to include washing machine and tumble dryer, work surface with storage cupboards over, access to the gardens and door to downstairs WC.

The Main Bedroom comprising an overstairs storage cupboard housing the hot water cylinder with wooden slatted shelving over and vented hot water cylinder. (The water is a pressurised system). The Master Bedroom is accompanied by an En-Suite Shower Room. There are 3 further double bedrooms and a family bathroom.

Outside, the property is fronted by a tarmac driveway with laid lawn gardens and flowerbeds. The driveway leads up to the Garage Unit accessed by an up and over garage door with ceiling lights, power points and shelving. It offers a great space for parking a car or storage purposes.

A paved side passageway with gated access leads round to the rear gardens, mainly laid to lawn with decking area and storage shed. The garden is enclosed by a brick wall to one side and timber fencing on the other.

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.

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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.

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).

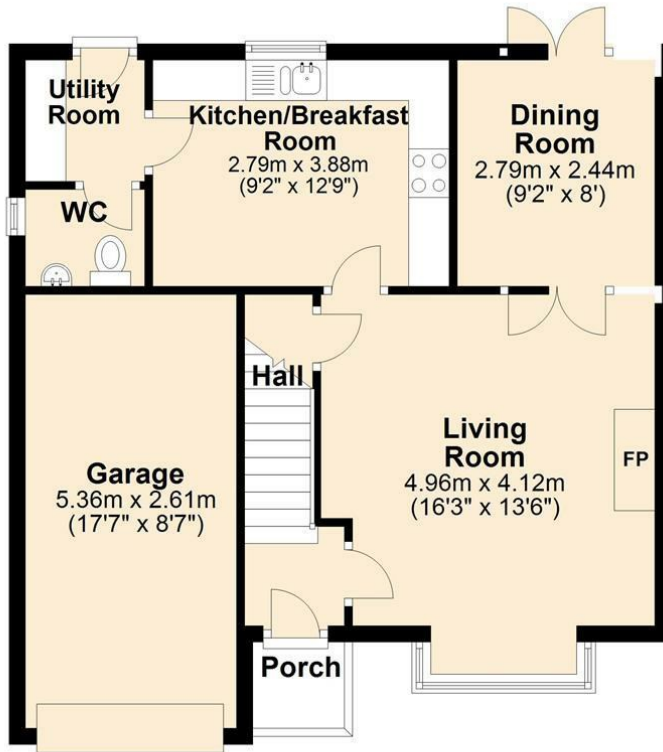
<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



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

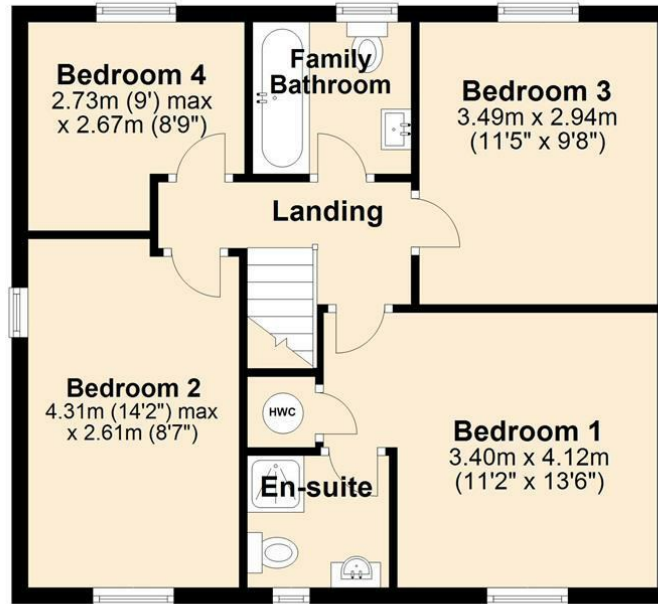
Ground Floor

Approx. 58.1 sq. metres (625.2 sq. feet)



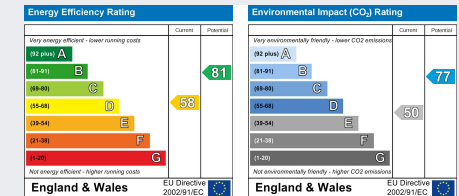
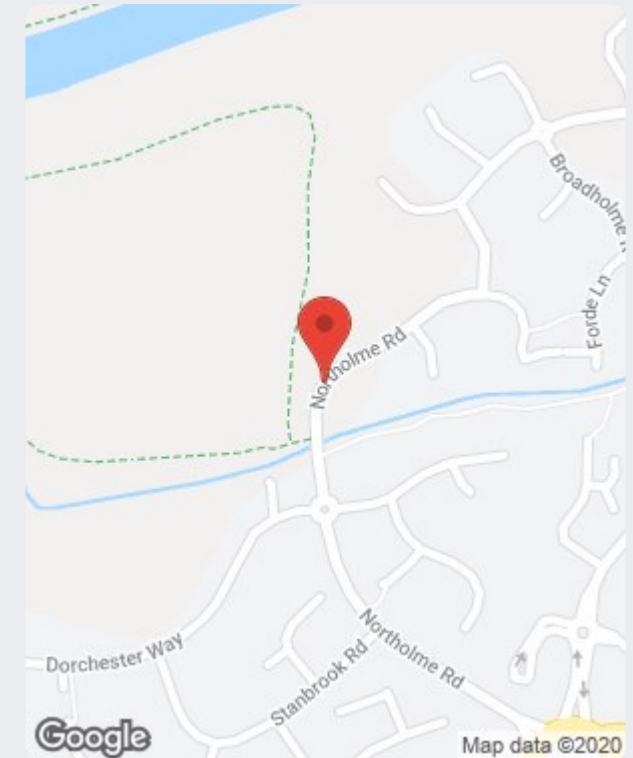
First Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



Total area: approx. 112.3 sq. metres (1209.0 sq. feet)

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



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