



3 Litley Court Hampton Park Road
Hereford, Herefordshire, HR1 1TP

jackson
property

£250,000

Terraced Home located in the private development of Litley Court | Off Road Parking for 2 vehicles | 3 Bedrooms & Built in Storage | En Suite Shower Room & Family Bathroom | Kitchen Breakfast with Utility Room | Downstairs WC | Private Rear Garden | No Onward Chain

Situation

Litley Court development is an exclusive private development which lies approximately 1.5 miles east of the city centre. Litley Court comprises a number of individual, quality properties set in lovely mature grounds with frontage to the north bank of the River Wye. This property enjoys access to these communal grounds and to the river frontage. Close by is an excellent range of amenities including shops, primary and secondary schools, churches, inns and regular bus service.

Description

Accessed through a double glazed entrance door into the spacious hall with, stairs to the first floor with understairs storage and access to the lounge and kitchen diner. The lounge is a good size with feature fireplace a window to the front and door to the rear garden.

The kitchen diner has a range of matching wall and base units with integrated oven and hob. Having a central breakfast bar and ample space for a kitchen table. A door leads to the utility room with further storage cupboards and plumbing for washing machine. There is a downstairs WC and door to rear garden.

The first floor provides access to three bedrooms all fitted with double glazing. The main bedroom has double fitted wardrobes and an ensuite shower room which is fitted with a three piece suite. Bedrooms two and three are also double rooms with bedroom 2 having a storage cupboard. The fitted bathroom has a three piece white suite and obscured window.

Externally - The property has a large & private garden, which is primarily laid to gravel and patio, being fully enclosed. There is a rear access gate leading from the rear around to the front of the property. The front has a bloc paved driveway with parking for 2 vehicles and a small lawn area.

Services & Maintenance

Metered mains water, gas, electricity and drainage. Gas central heating

There is an annual service charge paid to Litley Court Management for the maintenance of the adjoining grounds.

Directions

Proceed from St. Owens Street in Hereford City Centre and continue past the Fire Station, take the right turning onto the B4224. Continue along Eign Road into Hampton Park Road and after three-quarters of a mile turn right into Litley Court. Bear right, continuing through the sharp right-hand bend and the property will be found set-back on the right-hand side.

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).

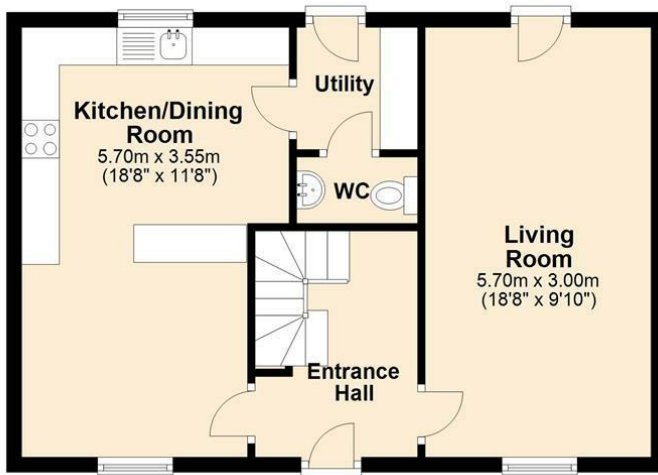
<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



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. 46.9 sq. metres (505.3 sq. feet)



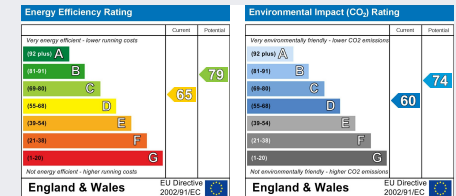
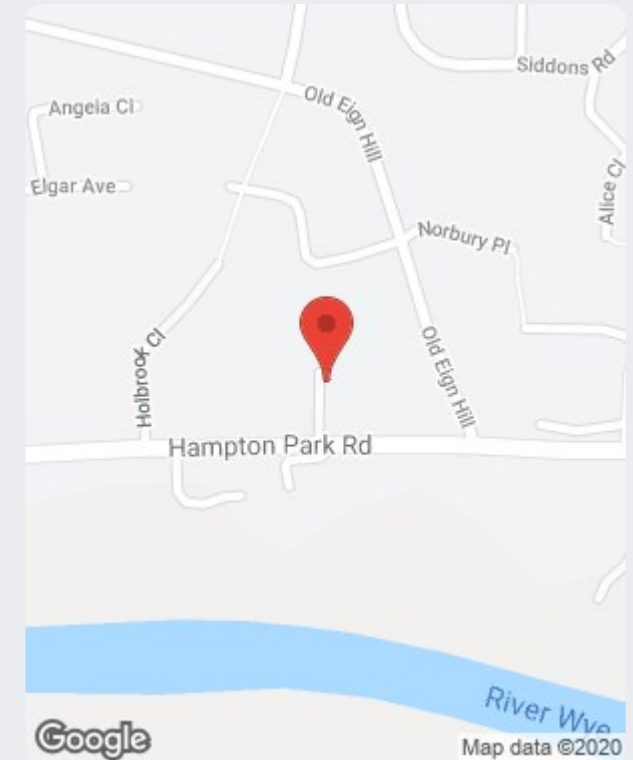
First Floor

Approx. 46.8 sq. metres (503.5 sq. feet)



Total area: approx. 93.7 sq. metres (1008.7 sq. feet)

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



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