



Plot 27 Kingstone Grange  
Kingstone, Hereford, Herefordshire, HR2 9HJ

**jackson**  
property

# £385,000

\*\* 5 BEDROOMS \* DOUBLE GARAGE \*\*

5 Bedroom detached house with wardrobe, dressing room and en suite to master bedroom, wardrobe and en suite to bedroom 2, study, utility room, French doors onto garden from living area and dining room.

Double garage and parking

## Situation

Situated on the borders of the Golden Valley, just over six miles west of the cathedral city of Hereford, and easily accessible to the market town of Ross-on-Wye and Abergavenny.

Kingstone boasts a range of excellent amenities including doctor's surgery, public house, general stores, post office, church and excellent schooling - The Academy Trust comprises primary school and high school and is only a few minutes' walk from the development.

Hereford city provides the main shopping location with major retailers to include Waitrose and Debenhams. There are numerous restaurant and leisure facilities to enjoy such as leisure pool, cinema and bowling, together with countryside walks, particularly at The Brecon Beacons National Park, only a few miles to the south

west.

Kingstone is only approximately 18 miles away from the M50 motorway which connects to the M5 and the Midlands. There is also a bus service which runs from Kingstone into Hereford and the city is home to a railway station with major rail links.

## Description

The property is the only Portadown on the development, benefiting from 5 bedrooms, 3 reception rooms, 3 bathrooms, double garage and parking.

This property truly is a must view. Available with help to buy and Part Exchange considered.

## Lagan Homes

Established in 1983 Lagan Homes has three companies, operating in both Northern Ireland, the Republic of Ireland and England. Lagan Homes is at the forefront of high quality homebuilding and

collectively develops over 400 homes per annum with a significant land bank and interests in strategic land.



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



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**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.

