



92 Crossways

Peterchurch, Hereford, Herefordshire, HR2 0TQ

jackson
property

Offers Over £150,000

Semi Detached Bungalow with Garage Conversion | 3 Good Sized Bedrooms | Lounge with Doors out to Garden | Gated Driveway off Private Road | Double Glazed Throughout | Solar Panels with Income | Bespoke Kitchen with Worktops | Must be Viewed

Situation

Crossways is situated on the edge of this popular and well served village of Peterchurch with all its excellent amenities including primary school, currently rated as good, secondary school, doctors surgery, general stores, post office, bistro and church hub serving light lunches and snacks, Crossways is located very close some lovely walking routes and pathways. Located within easy access of Hay on Wye and the Black Mountains. Hereford City is approximately 13 miles away with all its excellent amenities.

Description

The private driveway leads to the property and parking where there are 2 sensor lights, providing excellent visibility and access through the side gate leading to the double glazed door into the useful enclosed porch with door into the inviting entrance hall, having doors to Living Room and Kitchen.

The lounge is a great size with floor to ceiling window and door, flooding the room with light. There is a multi-fuel burner which is both a focal point and source of heating, along with wooden fire doors to both hallways. The Kitchen is a wonderful design and great layout, having bespoke kitchen units and bespoke oak worktop counters. There is ample space for whitegoods as well as dual aspect windows.

An inner hallway leads to Bedrooms 1, 2 and 3. All good size with the main bedroom currently laid out as a snug/office, this was previously the garage. The Bathroom comprises a low flush WC, bath with shower over and pedestal wash hand basin. The inner hallway has 2 very useful storage cupboards.

Outside, the garden is low maintenance with being laid to patio slabs, along with pots and

plants. The garden is mainly enclosed by brick walling and has a large double gate for the secure parking of a car and a further pedestrian side gate. There is a useful outdoor water tap.

The property is fitted throughout with dual feed storage heaters, solar panels and some parts with electric under floor heating.

Services

Mains Electricity, Mains Drainage & Mains Water

The property has solar panels that are owned and generate an income of approx. £300 annually.

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.

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>

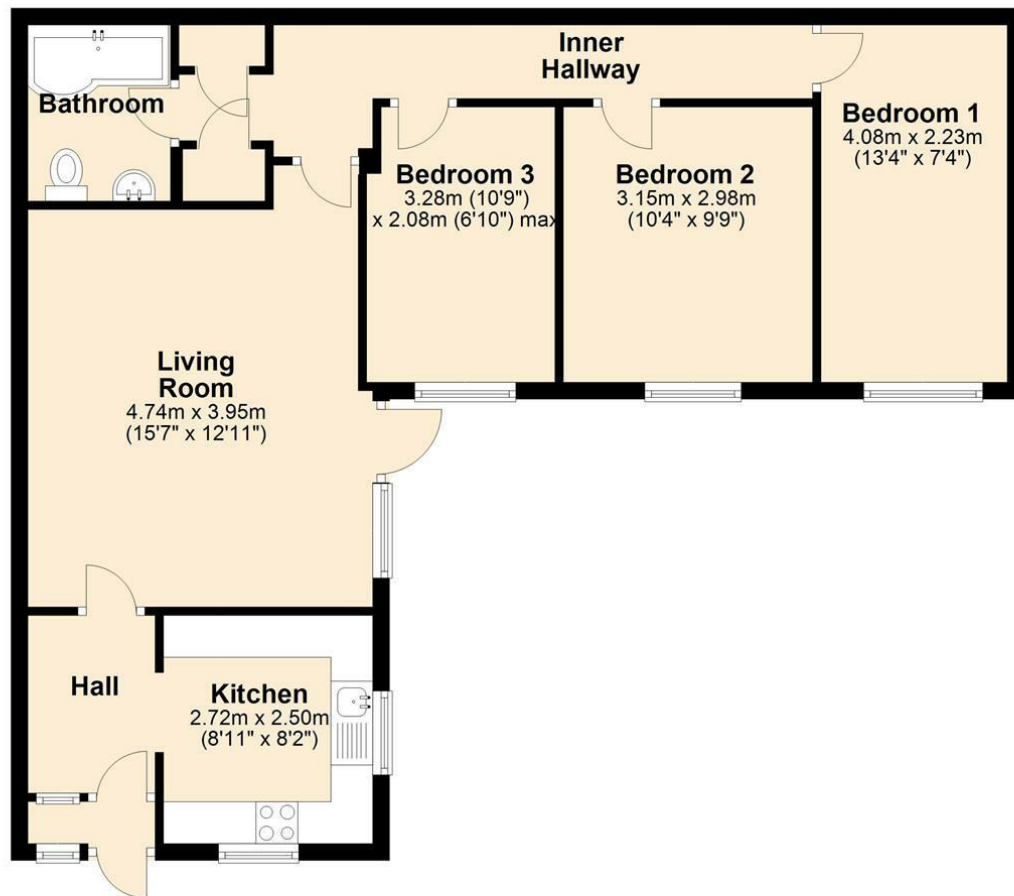


To arrange a viewing please contact us on t. 01432 344 779

hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

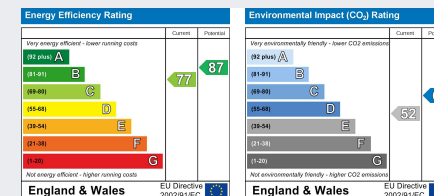
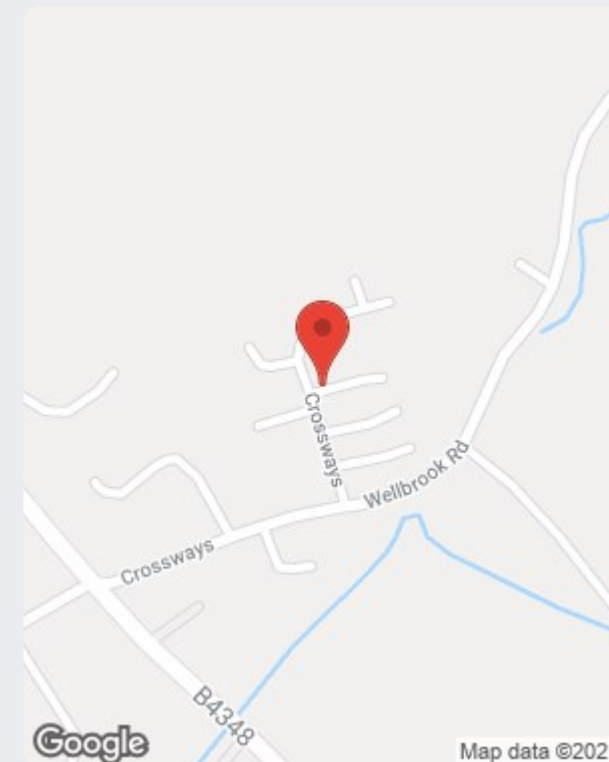
Ground Floor

Approx. 72.5 sq. metres (780.8 sq. feet)



Total area: approx. 72.5 sq. metres (780.8 sq. feet)

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



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