



1 Haymeadow Lane
Burghill, Hereford, Herefordshire, HR4 7RZ

jackson
property

£350,000

3 Bedroom Bungalow | Spacious Accommodation | Large Conservatory | Driveway Parking | Front and Rear Garden | Workshop/Outbuilding | Lovely Rural Village Location

Situation

Burghill is a village community set 4.3 miles North West of central Hereford and with the neighbouring village of Tillington offers a range of amenities including a village school, shop, church and public house. Hereford boasts a variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

Description

The bungalow is approached via a private driveway with a lovely frontage to the side, mainly laid to lawn with a private feel. The porch provides access to the utility room which has cupboard space, a sink and is a good size for coats and shoes. The entrance hall has tiled flooring throughout, two large storage cupboards, cloakroom and glass paneled door to the living room. A large double glazed bay window overlooks the front of the property and provides lots of light. There is a feature fireplace with brick surround providing a focal point to the room. An archway leads into the dining room which is a good size with a dual aspect to the front and side. The adjoining kitchen is fitted with matching oak wall and base units with granite worksurfaces and space for appliances. From here a door opens into a great additional space being a lovely conservatory providing access to the rear garden.

Bedroom one is an excellent size with a rear aspect and modern ensuite including a large shower cubicle. Bedrooms two and three are both neutrally decorated and can fit a double bed. The family bathroom benefits from a three piece whit suite including a corner bath with shower over.

The rear of the property has a patio area for outdoor entertaining, large laid to lawn garden and large workshop measuring 7m x 4.5m. There is side access leading to the front of the property and a summerhouse.

Services

The Property benefits from mains gas central heating, drainage, water and electric. The property is Council tax band 'E' with Herefordshire Council.

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.

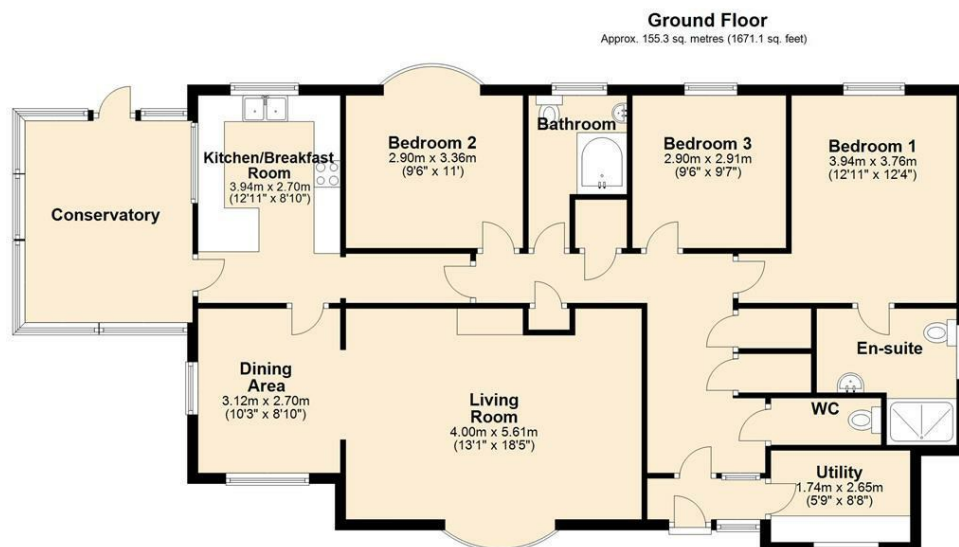
We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

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



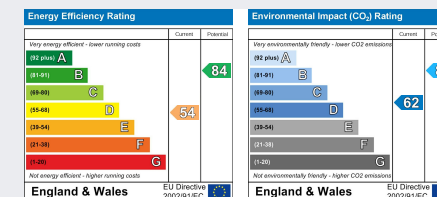
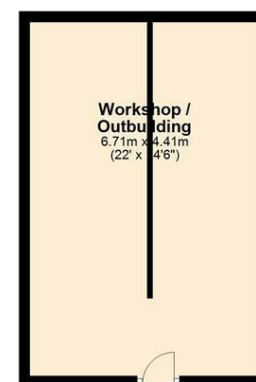
To arrange a viewing please contact us on t. 01432 344 779

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Total area: approx. 155.3 sq. metres (1671.1 sq. feet)

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



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