



3 Foxglove Court, Clive Street
Hereford, Herefordshire, HR1 2SW

jackson
property

£190,000

Modern End Terrace Mews-Style Property | Two Double Bedrooms | Excellent Location in St James Within Walking Distance to City Centre | Private Driveway for Two Cars | Kitchen/Diner | Lounge with Patio Doors to Decking | Private Garden

Situation

Conveniently located less than a mile South East of the City in the popular St James' residential area, enjoying easy access to all the city's excellent amenities. Close by is St James' Primary School, local shops, bus service and a short distance away is the River Wye with its lovely walks and open greens.

Description

The property is found in a small cul-de-sac of properties within St James, the property enjoys a quiet position away from the main roads, however within easy walking distance of the city centre. The property was constructed in 2003 with spacious accommodation, gas central heating and double glazing.

The private driveway is located to the front of the property with space for two vehicles, there is a paved walkway to the front door and side gate giving access to the rear garden.

The front door leads into the inviting and spacious Kitchen/Diner fitted with Shaker-style units and beech wooden worktops. There is an integrated electric oven, four ring gas hob and space for fridge/freezer and washing machine. The room has ample space for a dining table and chairs to the centre of the room. An opening leads into the internal hallway with stairs to the first floor, door to the downstairs WC and under stairs storage cupboard. Further beyond is an opening into the bright Living Room which boasts patio doors to the rear decking area.

The first floor landing has doors to both bedrooms and family bathroom. The bedrooms are both doubles with the larger to the rear overlooking the garden. The bathroom is fitted with a white three piece suite with shower over the bath.

The rear garden is a great compliment to the property with a decking area for entertaining, flat lawned area and small vegetable garden at the rear. There is a wooden garden shed for storage and the garden is enclosed by fencing to all sides.

Services

All mains services are connected.

Council Tax

Herefordshire Council Tax Band: B

Agents Notes

There is a service charge of £13 per month payable to Kirby Estates for maintenance of the small cul-de-sac.

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 Apply

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).

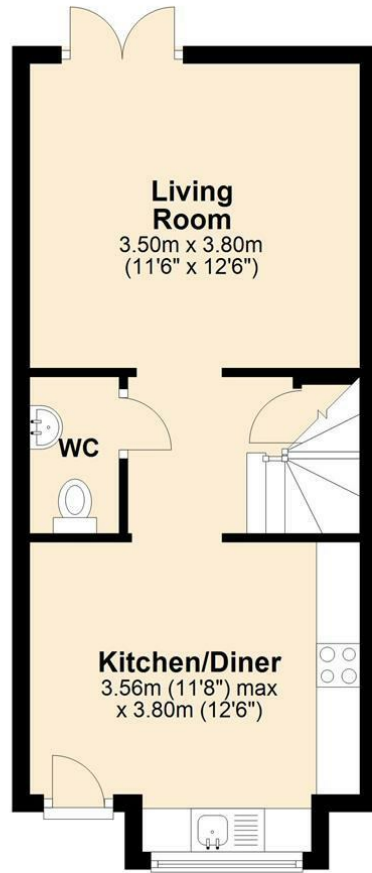
<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



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

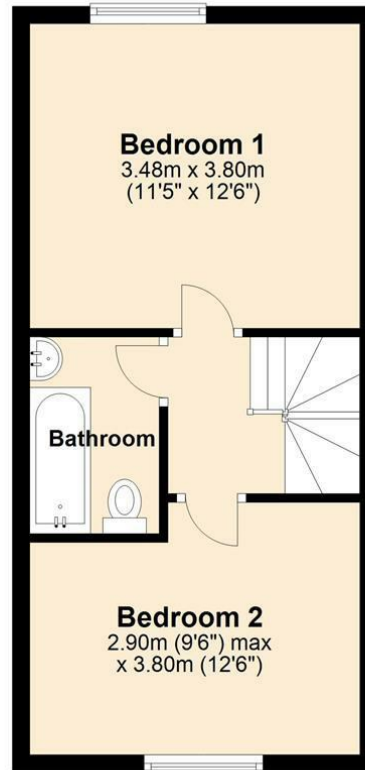
Ground Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.7 sq. feet)



Total area: approx. 65.0 sq. metres (700.0 sq. feet)

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Planned	Current	Planned
Very energy efficient - lower running costs 82-91 A	86	Very environmentally friendly - lower CO ₂ emissions 82-91 A	87
81-91 B		81-91 B	
71-80 C	67	71-80 C	65
61-70 D		61-70 D	
51-60 E		51-60 E	
41-50 F		41-50 F	
31-40 G		31-40 G	
1-30		1-30	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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