



White House
, Staunton On Wye, HR4 7LR

jackson
property

£325,000

Detached character home | 3 Bedrooms | Large garden with outbuilding | Lounge with inglenook fireplace | Kitchen dining room | Bathroom & En Suite | Further extension potential | Driveway with gated courtyard parking | Village Location

Situation

Situated in a peaceful location, the property is located in the popular village of Staunton-on-Wye, approximately 10 miles west of Hereford with an outstanding pre-school and primary school, as well as the highly regarded local doctors surgery. It is a short drive to Oakchurch Farm Shop, Café, and Garden Centre and an easy 20 minute drive to Hereford and Hay-on-Wye and surrounded by delightful rural countryside.

Description

The accommodation provides a 14ft sitting room with an inglenook fireplace and wood burner, exposed beams and dual aspect, a large fitted kitchen that opens into a dining room. A family bathroom and a large hallway and porch. The property benefits from oil fired central heating.

Upstairs there are two double bedrooms and a single bedroom. An en-suite shower room to the master bedroom along with eaves storage.

Outside there is a private and enclosed large wrap around garden filled with colourful borders and fruit trees, along with a small garden pond. To the front of the property is a five bar gate offering some off road parking and a patio area. A large timber framed outbuilding has further potential as a home office. There are various seating areas around the garden so you can enjoying all aspects .

Services

Council Tax Band D - £1,902.88 for 2020/2021
Oil Fired Central Heating, Electric & Water

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.

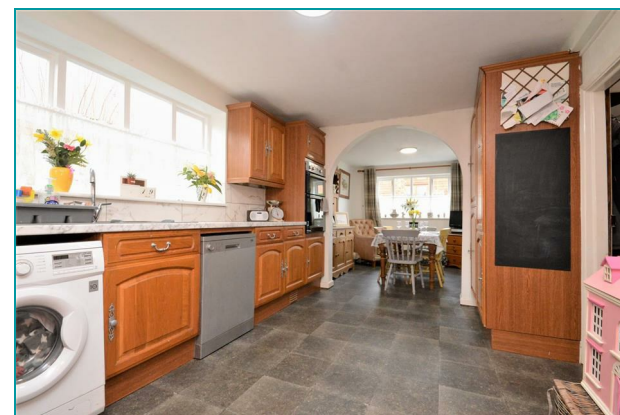
We ask that you maintain a distance of 2 metres throughout the appointment.

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.

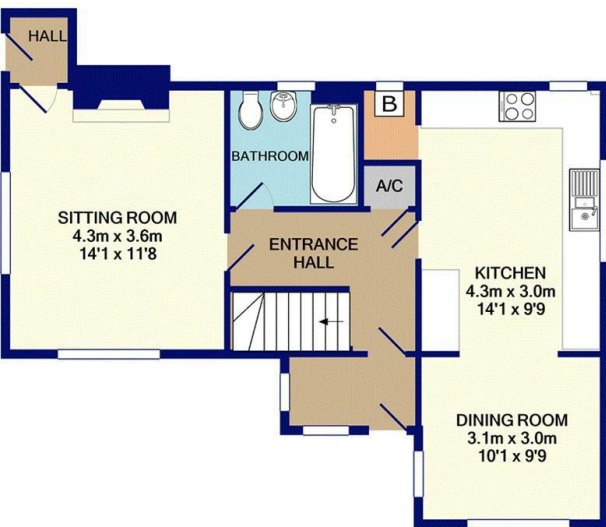
You will be contacted the following day to discuss the next steps.

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

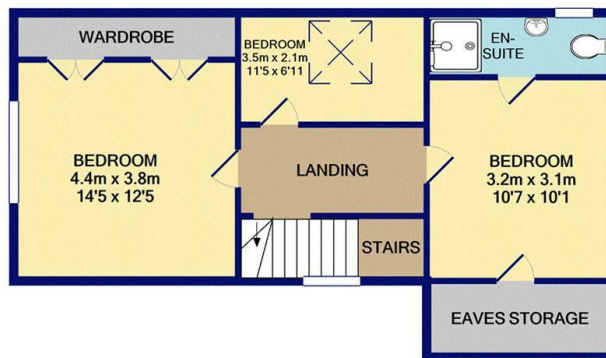
<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



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



GROUND FLOOR
APPROX. FLOOR
AREA 52.9 SQ.M.
(569 SQ.FT.)

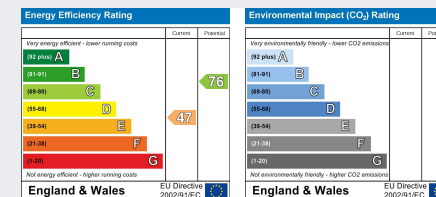
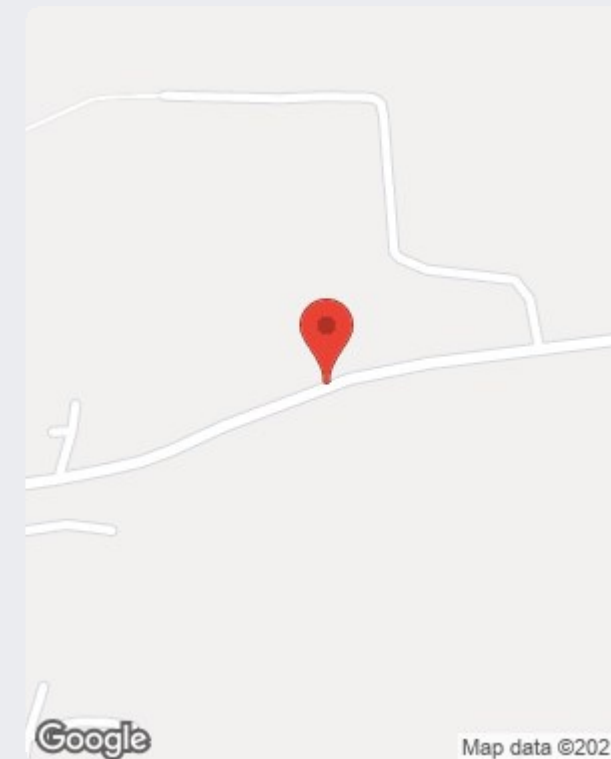


1ST FLOOR
APPROX. FLOOR
AREA 44.8 SQ.M.
(482 SQ.FT.)



WHITE HOUSE WEAVERS ORCHARD, STAUNTON ON WYE, HEREFORD, HR4 7LR
TOTAL APPROX. FLOOR AREA 97.7 SQ.M. (1051 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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