



6 Hugh Thomas Avenue

Hereford, Herefordshire, HR4 9RB

- Semi Detached Home
- Kitchen Diner & Lounge Diner
- Bathroom & WC
- Front And Rear Gardens
- Popular Location with access to amenities
- Three Bedrooms
- Off Road Parking
- EPC Rating D.

£895 PCM



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.

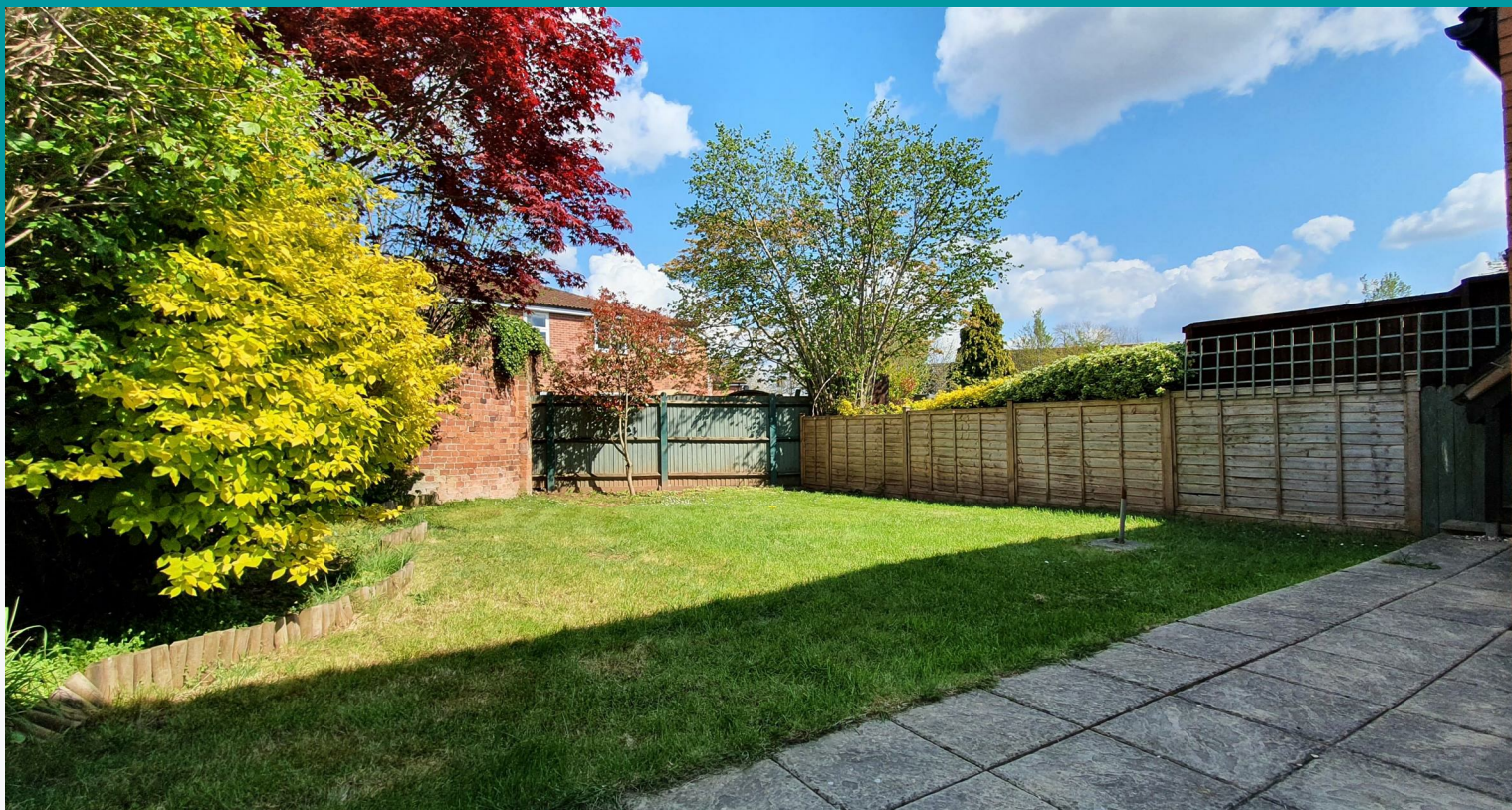
Appointments will take place swiftly and any discussions will be held outside the property.

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>

Situation

Well located in a quiet and sought after position North of the city. Set close to Hereford Racecourse and a variety of amenities. A regular bus service provides easy access into the city centre where there is an excellent range of shops, eateries and entertainment facilities to include cinema and leisure pool. Hereford railway station has good rail links to London and Birmingham with bus services to neighbouring villages if required.

Description

The Entrance Hall leads off to a light and airy Lounge Diner with fireplace and patio doors to the rear, the entrance hall also leads off into the entertaining Kitchen. Having a range of eye level and low level cupboards, built in sink unit and breakfast bar/island. There is a large larder cupboard and space for dining table. Off the main entrance there is useful understairs storage area along with downstairs shower room.

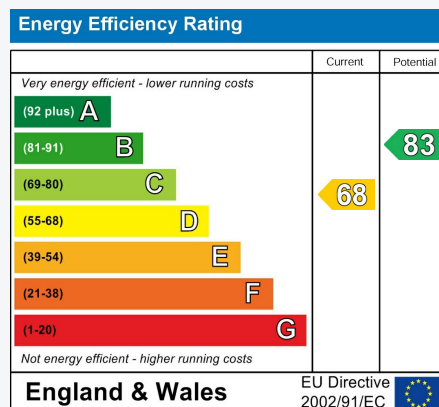
To the first floor there are three bedrooms and a family Bathroom. Bedrooms one and two are both double rooms, whilst bedroom three is a large single room. All bedrooms have a range of built in furniture and wardrobes. The family Bathroom has a three piece suite including a bath with shower over. The landing has a floor to ceiling storage cupboard currently laid out as an office space and further airing cupboard housing combination boiler.

The rear garden is mainly laid to lawn with patio area and flower beds and borders. The garden is fully enclosed by fencing and walling allowing a private feel.

The front has parking for vehicles and lawn area.

Services

All mains services are connected.





[Household Income & Affordability](#)

Please Note - To successfully pass an income reference our appointed referencing company requires a minimum household income of £26,850

[Viewings](#)

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

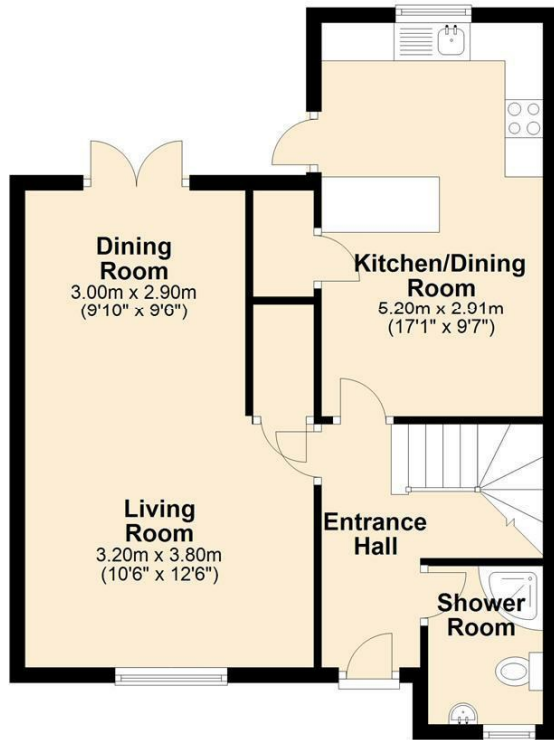
[Tenancy Information Portal Link](#)

For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website, this information can be found at the foot of the page titled "Additional Costs".



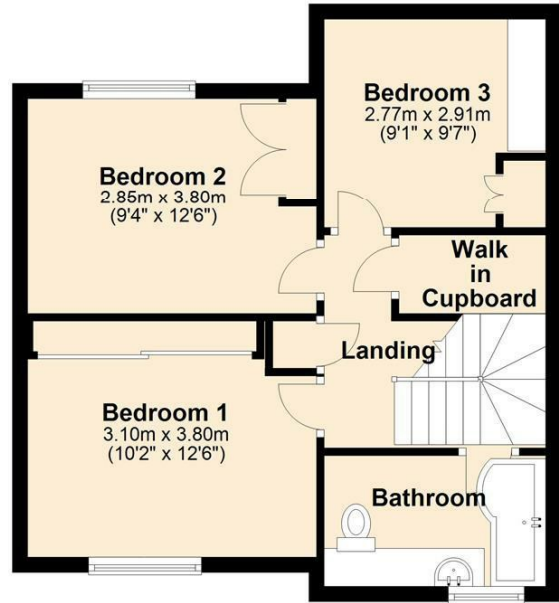
Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.6 sq. feet)



Total area: approx. 90.6 sq. metres (975.2 sq. feet)

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



jackson
property

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