



9 Mulberry Close

Belmont, Hereford, Herefordshire, HR2 7UT

jackson
property

£230,000

3 Bedroom Detached Home | Open Plan Kitchen/Dining Room | Private Off Road Parking | Side Garden | Popular Residential Area

Viewings morning on Saturday 10th July 2021

Situation

Located in the quiet residential position of Belmont, south Hereford, close to a range of shops and amenities, large Tesco supermarket, with regular bus services into Hereford city centre providing a wealth of educational, sports and recreational facilities.

Description

This property has a great ground floor living space which combines the kitchen/dining area providing open plan accommodation, with wood effect flooring, double glazed windows to the front and a door to rear garden. To the first floor, an impressive spacious landing provides access to all three bedrooms and the family bathroom which is fitted with a three piece white suite to include bath with shower over. The property benefits from three double bedrooms.

The garden is accessed from the living room which is a private quaint space with mature trees and hedging, plus a patio area for seating.

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

You will receive a call on the morning of the appointment to confirm you are still ok to attend and not awaiting a Covid test result or showing symptoms.

A maximum of 2 people and a staff member or owner will be allowed into a property per appointment.

All viewers are required to wear a face covering when inside of the property. 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.

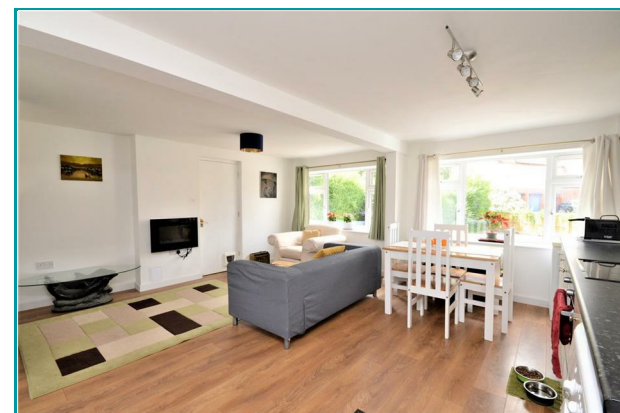
We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a safe distance throughout the appointment.

Appointments will take place swiftly and any discussions or questions can be had outside the property.

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
327 sq.ft. (30.4 sq.m.) approx.

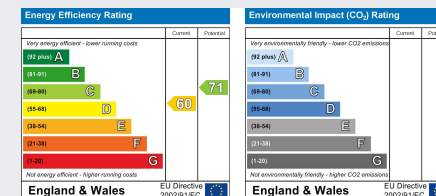


1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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