



15 Upper Court

Eardisley, Hereford, Herefordshire, HR3 6PW

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property

Offers Over £400,000

Executive Detached Home | 4 Double Bedrooms | 2 Bathrooms | Wrap around gardens | Countryside Views
| Kitchen Diner with Island | Lounge & Dining Room | Stunning Location

Situation

Well positioned in the popular village of Eardisley and approximately 16 miles West of the City of Hereford and approximately 12 miles distance from Leominster. With further access to some of the county's finest countryside including Hay on Wye and the Welsh borders. The village of Eardisley offers a wide range of amenities including shops with post office, church, public houses, primary school and bus service.

Description

As you approach there is ample off road parking with bloc paved driveway and access to the rear gardens via 2 gates. The front doors opens to an impressive entrance hall, with refitted engineered oak flooring, giving access to all principal ground floor rooms and stairs to the first floor.

The neutrally decorated living room is of generous proportions, with a feature fireplace and inset stove, with patio doors leading to a private patio area. The dining room is a great additional room offering versatile accommodation with window to the front over looking the adjoining countryside.

The kitchen area is fitted with matching wall and base units with granite work surfaces over, giving a contemporary feel. There is a large central island breakfast bar space, ideal for entertaining, with under counter built in fridge & freezer. There is a built in microwave and dishwasher, with space for range style cooker. French doors lead out to the fantastic gardens, along with a door into the utility room. Having work surface and storage cupboards, along with built in butler sink. There is plumbing for washing machine and tumble dryer.

A WC room can be found on the ground floor with sink unit.

To the first floor, the large landing gives access all bedrooms. There are four generously sized double bedrooms, the impressive master bedroom has the benefit of a built in wardrobes and an en suite shower room, with walk in shower

The family bathroom is of good size and complete with a three piece suite, including a bath with shower over. Bedroom two is also very generous in size, with built in wardrobes and built in dresser unit. Bedrooms three and four are both doubles with bedroom 3 having built in wardrobes and views over adjoining countryside.

Gardens And Parking - The property is accessed via a drive with ample off road parking. A gate at the side of the property leads to the well maintained rear garden which is South West facing, laid to lawn and has a paved patio area leading around the rear of the property to a further patio area off the Living Room. There are mature shrubs and pretty flower borders, a seating area at the rear with pergola and is all enclosed by hedgerows and fencing, making for a real oasis of peace and privacy. There is a space behind the workshop which accommodates a vegetable patch area and compost area.

The well insulated workshop is in the corner of the garden and could also be used as a garden office or summer house. There is also a lovely greenhouse and further storage shed.

Services

LPG Gas, mains drainage, mains electric.

Directions & What3Words

What3Words: ///reboot.bystander.flitting

Viewings

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

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>

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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.

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.



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. 64.2 sq. metres (691.4 sq. feet)



First Floor

Approx. 61.8 sq. metres (665.5 sq. feet)



Total area: approx. 126.1 sq. metres (1357.0 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Limited, Hereford.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Planned	Current	Planned
82 (A)	86 (B)	32 (A)	32 (A)
79 (B)	62 (D)	31 (A)	31 (A)
76 (C)		30 (B)	30 (B)
73 (D)		29 (B)	29 (B)
70 (E)		28 (C)	28 (C)
67 (F)		27 (C)	27 (C)
64 (G)		26 (D)	26 (D)
61 (G)		25 (D)	25 (D)
58 (G)		24 (E)	24 (E)
55 (G)		23 (E)	23 (E)
52 (G)		22 (F)	22 (F)
49 (G)		21 (F)	21 (F)
46 (G)		20 (F)	20 (F)
43 (G)		19 (G)	19 (G)
40 (G)		18 (G)	18 (G)
37 (G)		17 (G)	17 (G)
34 (G)		16 (G)	16 (G)
31 (G)		15 (G)	15 (G)
28 (G)		14 (G)	14 (G)
25 (G)		13 (G)	13 (G)
22 (G)		12 (G)	12 (G)
19 (G)		11 (G)	11 (G)
16 (G)		10 (G)	10 (G)
13 (G)		9 (G)	9 (G)
10 (G)		8 (G)	8 (G)
7 (G)		7 (G)	7 (G)
4 (G)		6 (G)	6 (G)
1 (G)		5 (G)	5 (G)

England & Wales EU Directive 2002/91/EC

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