



6 Litley Court Hampton Park Road
Hereford, Herefordshire, HR1 1TP

jackson
property

Offers Over £415,000

Executive Home in Litley Court | Set within Private Grounds & Own Terrace | Four Bedrooms & 2 Reception Rooms | Two Bathrooms & Utility | Access onto the River Wye | Easy Access to Hereford City | Allocated Parking

Situation

Litley Court development is an exclusive private development which lies approximately 1.5 miles east of the city centre. Litley Court comprises a number of individual, quality properties set in lovely mature grounds with frontage to the north bank of the River Wye. This property enjoys access to these communal grounds and to the river frontage. Close by is an excellent range of amenities including shops, primary and secondary schools, churches, inns and regular bus service.

Description

Opening into a welcoming entrance hall which has access to all ground floor rooms including kitchen/dining room, utility, living room, separate dining room and cloakroom which is fitted with a two-piece white suite. The living room has a dual aspect to the front and rear with a modern feature woodburner creating a focal point to the room. The adjoining dining room is a great additional space for entertaining or could be used as a home office, snug or play area. The kitchen/dining room has space for a large table and chairs, plus a useful breakfast bar unit for day to day use. The kitchen area is fitted with matching wall and base units with electric oven and built-in fridge/freezer. The adjoining utility room houses the boiler and has further base units with space for white goods, plus a door to the rear garden.

The spacious landing provides access to all four bedrooms. Bedroom one is a great size with large built-in wardrobes, useful walk-in dressing room and en-suite bathroom fitted with a three piece white suite. Bedroom two and three are both double rooms overlooking the rear of the property and bedroom four is a good size single

room housing an airing cupboard. The family bathroom is fitted with a three piece white suite including a P-shape bath with shower over.

To the rear of the property is a beautiful lawned garden, with mature shrubs and trees, graveled path and paved area. The property benefits from full use of the beautifully manicured communal grounds at Litley Court, which include a sunken garden area, main lawn and also gardens, which lead down to the adjoining River Wye with some lovely seating areas, creating a peaceful haven for wildlife and nature.

Services & Maintenance

Metered mains water, gas, electricity and drainage. Gas central heating
There is an annual service charge paid to Litley Court Management for the maintenance of the adjoining grounds. This is currently £137.50 per quarter

Law Society - Buyer Information Pack

The Seller of this property has provided a detailed 'Buyer Information Pack' which contains additional information about this property. Please ask us for access to this pack.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

Directions

From Hereford proceed initially towards Ledbury on the A438 into St Owen Street and, just past Hereford Fire Station, turn right signposted Fownhope onto the B4224 (Eign Road). Continue under the railway bridge into Hampton Park Road the turn right through the

gates into Litley Court. Continue along the private tarmac drive then turn right signposted Litley Court Estate (access to 5,6,7,8 under archway). Follow the cobbled drive and then turn right under the archway into the parking area.

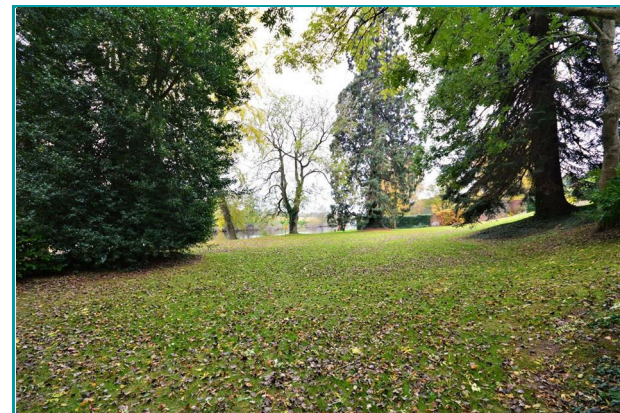
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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to 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.

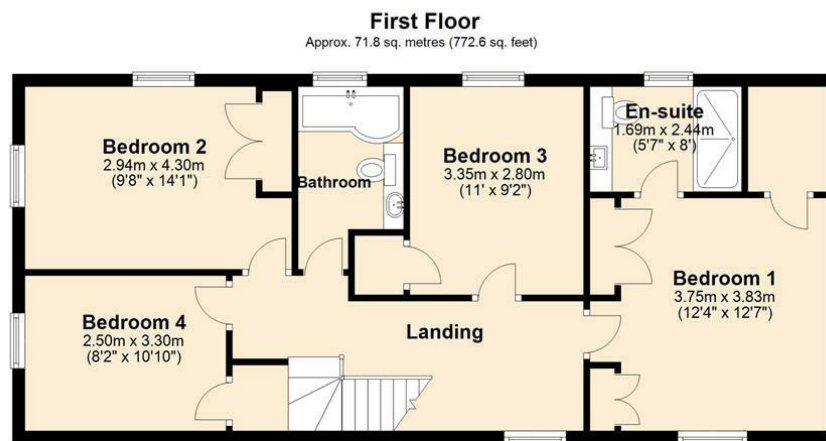
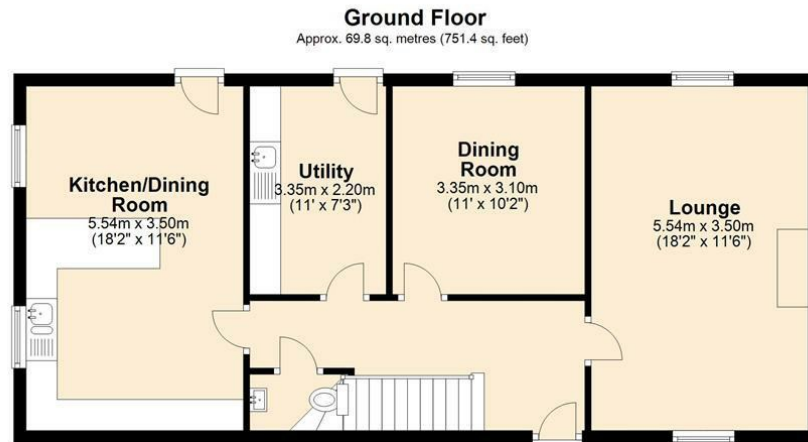
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer 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+v at per service.



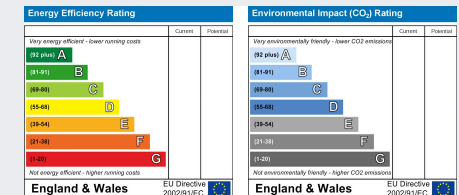
To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



Total area: approx. 141.6 sq. metres (1524.0 sq. feet)

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

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