



32 Burton Wood, Weobley, Hereford, Herefordshire, HR4 8SZ

3 Bedroom End of Terrace Property in a popular Village Location

Asking Price £215,000

jackson
property

32 Burton Wood

Weobley, Hereford, HR4 8SZ

- Located In The Popular & Well Served, North Herefordshire Village Of Weobley
- Traditional End Terraced Property Set On Generous Corner Plot
- Offering Well Planned 3 Bed Accommodation
- Benefiting From Oil Fired Central Heating & Double Glazing
- Mature, Enclosed Rear Garden
- Off Road Parking

Asking Price
£215,000
Freehold

To arrange a viewing please contact us on

t. 01568 610600
info@bill-jackson.co.uk
www.bill-jackson.co.uk



LOCATION

This 3 bedroom end of terrace is excellently located in the picturesque rural village of Weobley. The village itself, set on the black and white trail, has excellent everyday village amenities with a number of shops in the main street to include a general store, butchers, tea rooms, two pubs and two restaurants both offering take away services, together with highly sought after primary and secondary schools, doctors and dental surgeries, Church, village hall and thriving local community, surrounded by delightful Herefordshire countryside. The market town of Leominster is close to hand for a more comprehensive range of facilities, including a number of supermarkets and train station, with the larger Cathedral City of Hereford approximately 10 miles to the south.

BRIEF DESCRIPTION

The property is approached via a path which leads to a UPVC double glazed door that leads into a tiled entrance hallway with radiator. There is a door off the hallway which leads into a generous kitchen diner. This is a lovely light room with both a UPVC door and windows to the rear aspect, a range of base and wall units, tiled floor, planned space for a washing machine, fridge freezer, inset sink and drainer, radiator and under stairs cupboard. From the hallway there is another door that leads to the living room which has a feature fireplace with inset log burner, tiled floor, ample power points, tv point, radiator, ceiling light, window to the side elevation and UPVC door that leads to the rear garden. Upstairs from the landing you can access bedrooms and a generous family bathroom. Bedroom 1 is a good size double room with UPVC windows to the front and side elevation, power points, radiator and ceiling light. Bedroom 2 is also a good size with UPVC window to the front elevation, power points, radiator and ceiling light. Bedroom 3 has a UPVC window with a view to the rear of the property, power points, radiator and ceiling light. The main bathroom is a good size with a bath, shower over, low flush w/c hand wash basin and UPVC window to the rear aspect.

OUTSIDE

The property enjoys an excellent corner plot with double opening gates leading into a good sized parking area at the side of the house. There is a small front shrub garden with pedestrian path. The enclosed rear garden has mature hedging, patio areas and lawned areas with shrub borders and a GARDEN SHED.

SERVICES

Mains Electricity, Water & Drainage.
Oil Fired Central Heating with radiators as listed.

OUTGOINGS

Council Tax Band B

LOCAL AUTHORITY

The Herefordshire Council - 01432 260000



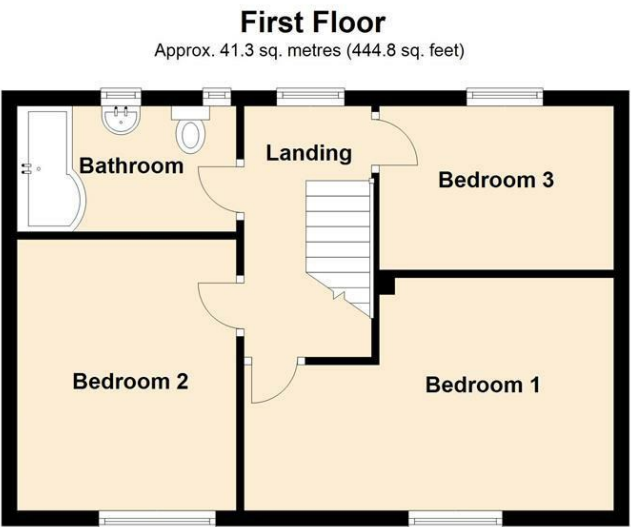
VIEWING
Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

Jackson Property (Leominster) 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 of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

ROOM MEASUREMENTS
GROUND FLOOR
LIVING ROOM - 17'4 x 10'1 (5.28m x 3.07m)
KITCHEN DINING ROOM - 17'4 x 12'1 (5.28m x 3.68m)
FIRST FLOOR
BEDROOM 1 - 15'10 x 9'11 (4.83m x 3.02m)
BEDROOM 2 - 11'4 x 9'5 (3.45m x 2.87m)
BEDROOM 3 - 10'0 x 7'1 (3.05m x 2.16m)
BATHROOM - 9'2 x 5'4 (2.79m x 1.63m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Total area: approx. 84.2 sq. metres (906.3 sq. feet)

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.