



49 Highmore Street, Hereford, Herefordshire HR4 9PG

£230,000

jackson  
property



**49 Highmore Street  
Hereford  
Herefordshire  
HR4 9PG**

**Situation**

Situated just North of Hereford city with easy access to local amenities including public house, range of local shops including newsagents, as well as benefiting from a regular bus service into Hereford city where a further range of recreational and shopping amenities can be found. Hereford colleges are within easy access along with local primary and secondary schooling.

**Description**

The front door leads into the lounge with front aspect double glazed window, feature fire place and exposed floor boards, running through into the dining room.

Having opening to the kitchen area and door to understairs storage. The kitchen is fitted with a range of wall and base units, side aspect double glazed windows, sink and drainer, work surfaces, tiled splashbacks, oven and extractor hood. Off the kitchen is a useful lean to room with storage and outside WC.

Bedroom one is a good sized double, located to the rear with bathroom off. There is a

large window flooding the room with light. Bedroom 2 is a further double with front facing window.

The bathroom is a 3 piece suite with panel enclosed bath and shower over, pedestal wash hand basin, w.c. and double glazed window. A large linen cupboard houses the Worcester Combination boiler.

Outside the property benefits from off road parking with side access to the private enclosed rear garden. The garden is circa 150ft with a mixture of patio area, lawn and further seating area to the rear.

**Services & Council Tax**

All Mains Services are Connected.  
Council Tax: B

**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](http://www.bill-jackson.co.uk)

**Jackson Property**  
for themselves and the

- End of Terrace Home
- Large Rear Garden with views over Hereford Racecourse
- Lounge with Feature Fire
- Dining Room & Kitchen
- Two Double Bedrooms
- Off Road Parking with Driveway

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (94 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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