



5 Hazel Grove, Hereford, Herefordshire HR2 7JX

Offers Over £300,000

**jackson**  
property

**5 Hazel Grove  
Hereford  
Herefordshire  
HR2 7JX**

- Semi Detached Bay Fronted Home
- Beautifully Presented
- Open Plan Kitchen & Dining Room
- Private Rear Garden
- Three Bedrooms & 4 Piece Bathroom
- Must be Viewed

**Situation**

Well located in a residential position with good access to a variety of amenities to include a large supermarket, public houses, petrol station, nursery, primary schooling, doctor's surgery, church and playing fields. The M50 is available at Ross-on-Wye and Belmont is also accessible to Abergavenny with further access to the Brecon Beacons. Regular bus services provide access into Hereford city where an excellent range of shopping, restaurant and leisure facilities can be found.

**Description**

The property is approached by a driveway laid to stone chippings offering off road parking for several vehicles, a side access to the good sized rear garden and detached garage.

Internally an inviting entrance hall benefits from carpet stairs to the first floor, under stair storage and double glazed window. The well presented lounge enjoys a large bay window to the front aspect allowing natural light to flood the room with a further feature being the stunning open fireplace with

decorative mantle piece and hearth. The kitchen diner is at the rear and mainly open plan, having both a rear door and side door. The kitchen has ample storage, built in oven & extractor, inset sink and large breakfast bar, perfect for entertaining.

To the first floor are 3 bedrooms. Bedrooms 1 & 2 benefiting from built in storage. Bedroom 3 is a good size single. The family bathroom has been refitted to include roll top bath, separate shower, WC and wash hand basin.

A great feature is the large rear garden, mainly laid to lawn, yet having a good size decking area and patio space. There is also the benefit of a wooden shed.

**Services & Council Tax**

All mains services are connected Herefordshire Council Tax Band: C

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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.

**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)



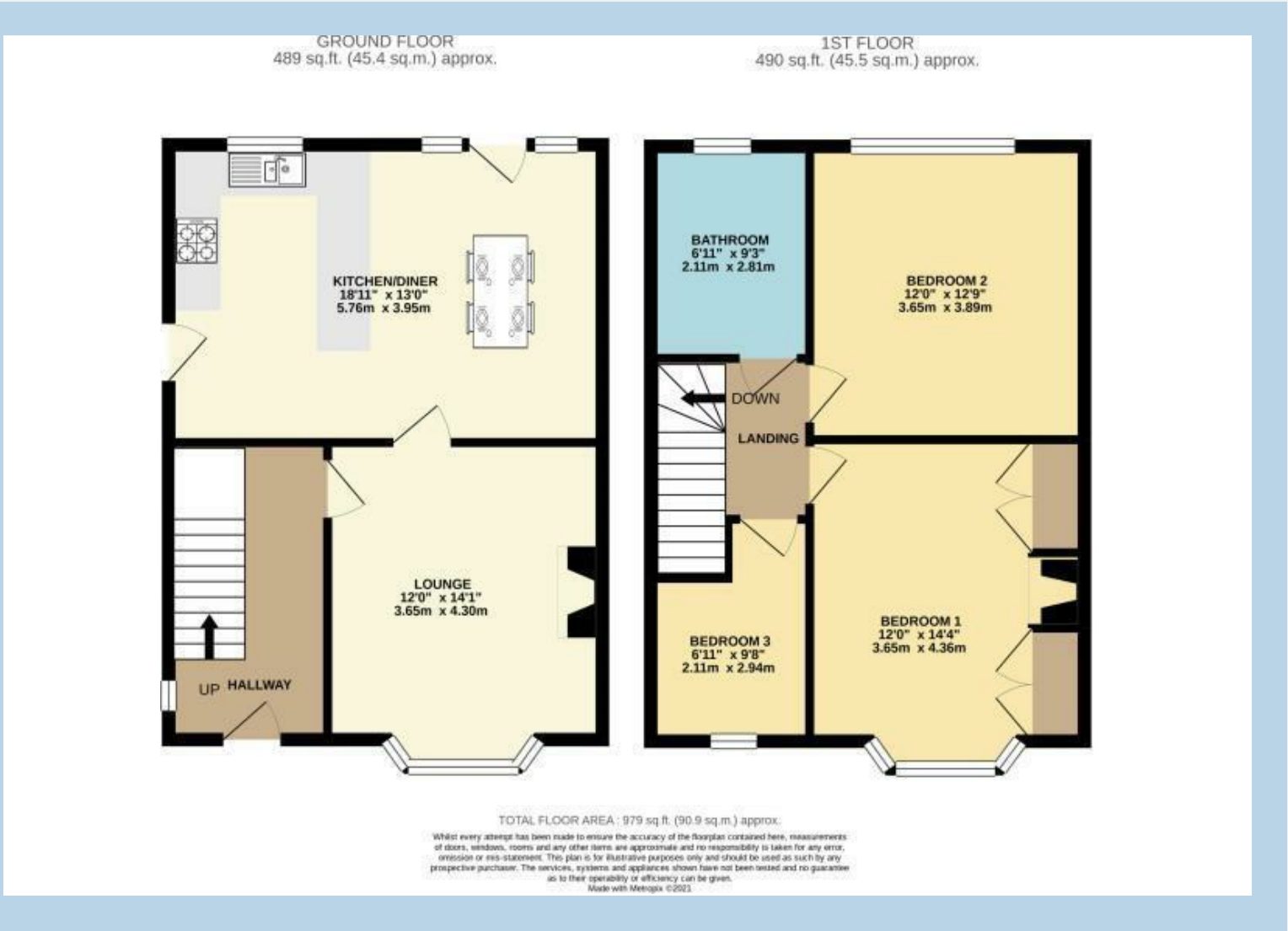




### Referral Fees

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
	85		
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	
Not energy efficient - higher running costs		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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