



18 Aylestone Hill
, Hereford, HR1 1HS

jackson
property

£650,000

* AVAILABLE WITH NO ONWARD CHAIN * BnB or Air BnB Potential *

Victorian Home with 7 Bedrooms | Private Rear Garden | Split over 3 Floors with a further potential in the Cellar | 3 Reception Rooms & Kitchen Diner | Roof Terrace with Second Floor Entertaining Room | Ideally suited to a multi generation family or large family | Walking Distance of Hereford City | A truly must view home

Situation

Within easy walking distance are Hereford Bus and Rail Stations and the city centre offering a variety of popular and independent shops, restaurants and cinema, as well as Hereford Cathedral School, located in the attractive cathedral grounds. Built in 1880, the property offers versatile accommodation over three floors with the benefit of gas fired central heating.

There are various possibilities for the house. Firstly, to keep it as it is, i.e. as a spacious 7 bedroom family residence or the house has historically been converted into three flats and has further potential for conversion of the cellar to form a Garden Flat. This may well be of interest to investors/landlords.

Description

The property is accessed off Aylestone Hill via a wide tarmac driveway provides ample parking which is well hedged. The driveway continues past the side of the house to the rear, where there is ample parking and turning areas.

An Entrance door leads through to a Porch area then opening into a stunning Reception hall with period patterned quarry tiled flooring, ornate cornice to the ceiling, ceiling roses, doors down to the extensive cellars. The entrance hall leads through to the 3 large reception rooms, currently laid out as 2 living rooms along with a study. The Lounge has a beautiful bay sash window and feature fireplace.

An inner hallway leads to WC, which could be made a shower room, a further study/laundry room and a large Kitchen Diner. Having a range of matching eye level and low level units, central island, sky light and ample storage and opening into a lovely dining space with doors out to rear patio. The kitchen diner is a beautiful space, making an ideal entertaining area.

The first floor is has a large landing area with storage cupboard, along with 3 large double bedrooms, shower room and reception room. The reception room has a range of kitchen units with doors leading out to a magnificent roof terrace. Giving further entertaining space. The terrace space has separate steps, meaning it could be made an independent floor or flat. Further stairs lead from the landing to the second floor.

The second floor has 4 further double bedrooms, along with a 4 piece bathroom with separate shower and another bathroom with panelled bath and shower over.

The rear garden is a true city centre paradise. Being screened on all sides, having 2 patios areas, large lawn area, plants & shrubs and parking area if needed. There is a screened off area that is currently used as a shed & compost/storage area, though could be used to further expand the garden if needed.

Services

All Mains Services are connected

Council Tax

Herefordshire Council - Band G

Viewings

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

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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.

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

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment. All viewers are required to wear disposable gloves and a face

covering. 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 distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

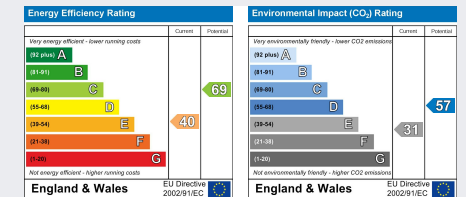
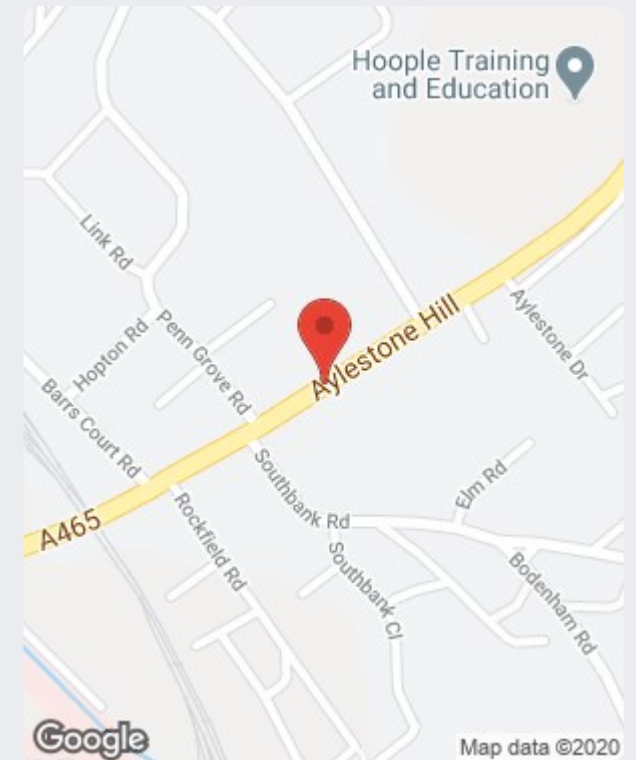
We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



To arrange a viewing please contact us on t. 01432 344 779

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