



37 Loder Drive  
, Hereford, Herefordshire, HR1 1DS

jackson  
property

# Offers Over £380,000

Excellent Detached Family Home | 4 Double Bedrooms, Family Bathroom | Large Living/Dining Room | Garage, Off Road Ample Parking | Front and Rear Gardens | Beautiful Views Over Aylestone Park | Sold with no Onward Chain

## Situation

Hereford City centre is within easy driving distance but there is also a range of amenities available nearby including a choice of popular primary and secondary schools, shop, supermarket, railway station, countryside walks and daily bus services.

## Description

The private driveway allows space for numerous vehicles and access to the single garage, with a secluded front garden and gravelled area to enjoy the sun at all times of the day.

As you enter the property from the front door you are immediately greeted by a spacious entrance porch and welcoming hallway with staircase leading to the first floor, cloakroom and access to all primary ground floor rooms. On the left is a glazed door opening into the neutrally decorated living/dining room which is a remarkable size with a dual aspect including a large window to the front and sliding doors to the rear. These provide an exceptional amount of light into the room creating a light, airy and open feel. There is a feature fireplace with inset gas fire, space for a table and chairs and character serving hatch to the kitchen. The kitchen is fitted with matching wall and base units, with useful breakfast bar. A large window overlooks the rear of the property with far reaching views over Aylestone Park. A further door opens into the utility room where there are additional cupboards and worksurface space, and access to the rear garden.

On the first floor is the large landing with access to all bedrooms and family bathroom. The main bedroom is a large double bedroom with built-in wardrobe overlooking the front of the property. There are then three further double bedrooms all neutrally decorated, a family bathroom and large airing cupboard. The bathroom is fitted with three piece suite including bath with shower over.

The rear garden is mainly laid to lawn with a patio area, shrub and flower border, enclosed by wooden grey

fencing with a gate leading to the beautiful Aylestone Park grounds which provide multiple nature walks and stunning views. There is gated side access leading to the front which has parking for multiple vehicles and single garage.

## Services

Mains gas, electric, water and drainage connected. Gas central heating, boiler installed May 2019. Herefordshire Council Tax Band E.

## 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)

## 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

Please call in advance if you are awaiting a PCR test or have been contacted by NHS track & trace

-All viewers are required to wear a face covering when inside of the property. 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 safe social distance throughout the appointment.

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>

## Jackson Property

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.

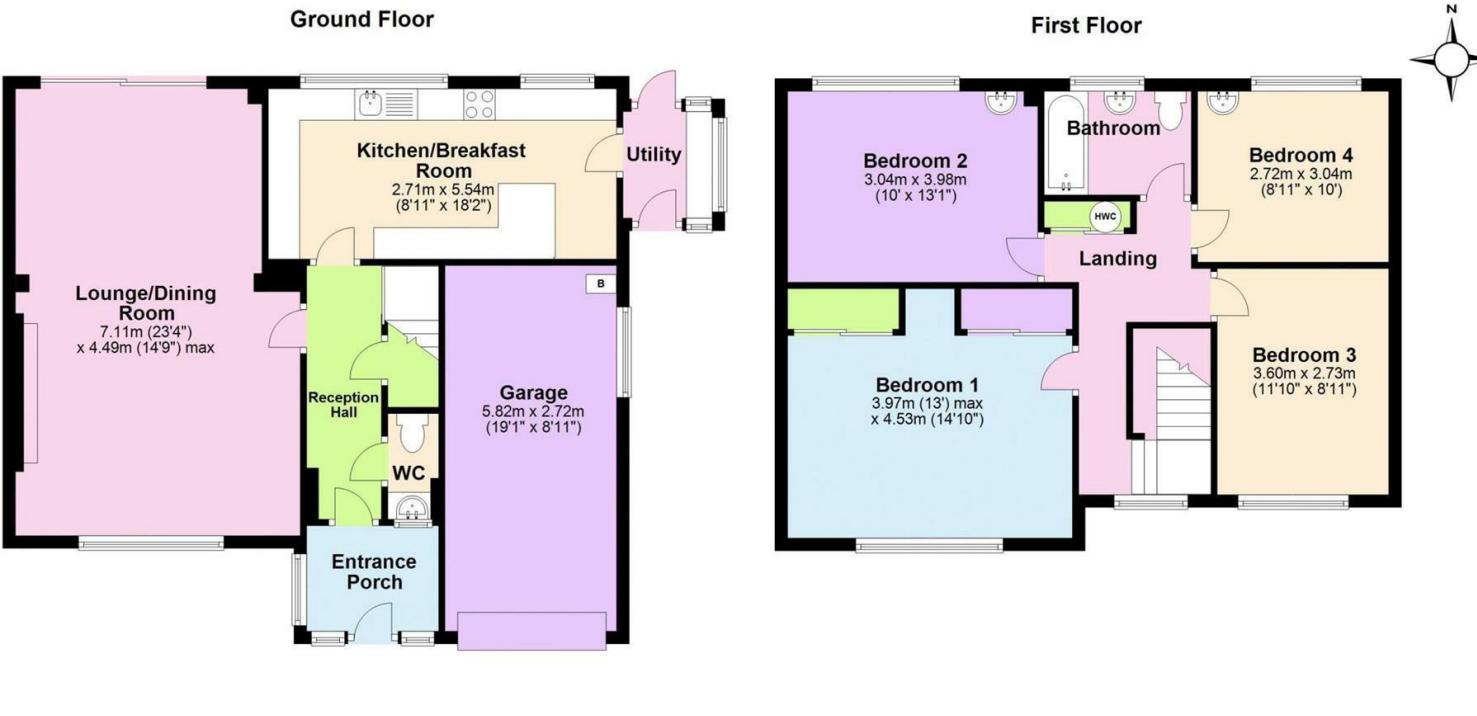
## Referral Fees

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+vat per service.



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

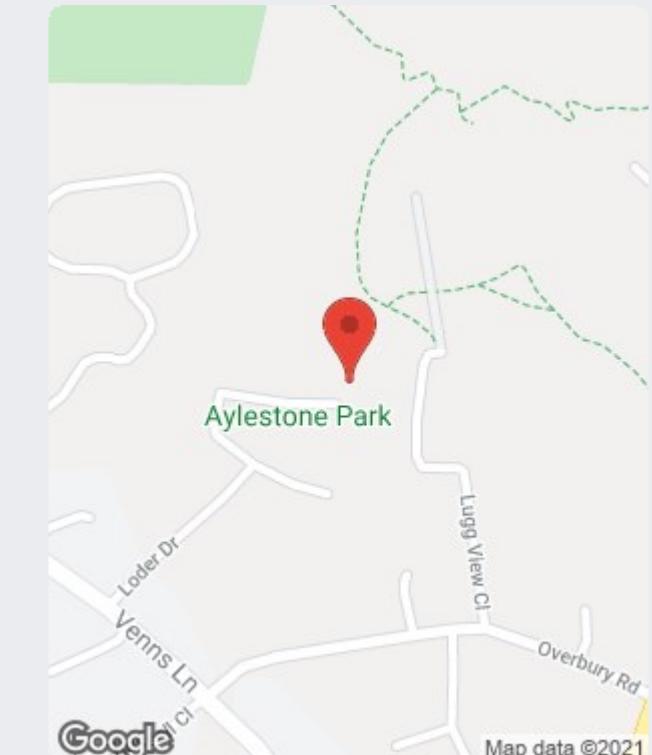
[hereford@bill-jackson.co.uk](mailto:hereford@bill-jackson.co.uk) | [www.bil-jackson.co.uk](http://www.bil-jackson.co.uk)



Total area: approx. 142.0 sq. metres (1527.9 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

37 Loder Drive, Hereford



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(21-19)	A		
(21-19)	B		
(21-19)	C		
(21-19)	D		
(21-19)	E		
(21-19)	F		
(21-19)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		78	53

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(21-19)	A		
(21-19)	B		
(21-19)	C		
(21-19)	D		
(21-19)	E		
(21-19)	F		
(21-19)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		78	53

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