



34 Kings Crescent
, Hereford, Herefordshire, HR1 1GY

jackson
property

£185,000

Two Bedroom Semi Detached Bungalow | Walking Distance to Hereford Rail Station & City Amenities | Corner Position with Large Garden to the Front & Rear | Private Driveway | In need of some Modernisation | Sold with No Onward Chain

Situation

The property occupies a highly convenient location near to a number of amenities to include choice of shops and post office, chip shop takeaway, hairdresser's and school. The Hereford city centre is located just 1 mile from the property providing a wealth of shops, bars and restaurants whilst the Hereford County Hospital and railway station are both located approximately half-a-mile from the property.

Description

The property is approached from a quiet residential road with a private driveway in a corner position. There is a large lawned area to the front enclosed by picket fencing, side gate to the rear and pathway to the front door.

Stepping into the entrance hallway the space offers storage for shoes and coats before entering the bright living room. The living room is a spacious area with gas fire and a door that leads into the well appointed kitchen. The kitchen is fitted with a range of wall and base units, single oven, gas hob, space for fridge and plumbing for washing machine, there is also a door out to the garden.

The inner hallway creates a division between living space and bedrooms, with the benefit of an airing cupboard housing the hot water tank. Bedroom 1 is a good size double overlooking the rear garden and bedroom 2 is a single room that could be used as a study or workroom. The family bathroom is fitted with a 3 piece suite with electric shower over the bath.

The garden wraps around the side of the property and to the rear, mainly laid to lawn and enclosed by fencing. There is also a garden shed.

Services

All mains services are connected. Herefordshire Council Tax Band B. Wooden double glazed windows and gas central heating. The boiler is fairly new, circa 2 years old.

Agents Notes

There is maintenance charge of £80 per annum for the upkeep of the wall along Kings Crescent Road.

Directions

What3Words: ///tricky.face.usual

Viewings

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

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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.

[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

You will receive a call on the morning of the appointment to confirm you are still ok to attend and not awaiting a Covid test result or showing symptoms.

A maximum of 2 people and a staff member or owner will be allowed into a property per appointment.

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 distance throughout the appointment.

Appointments will take place swiftly and any discussions or questions can be had outside the property.

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>

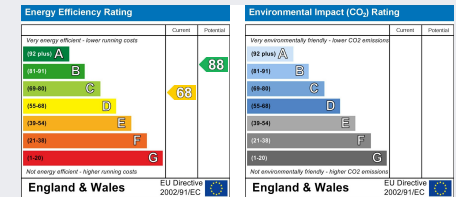
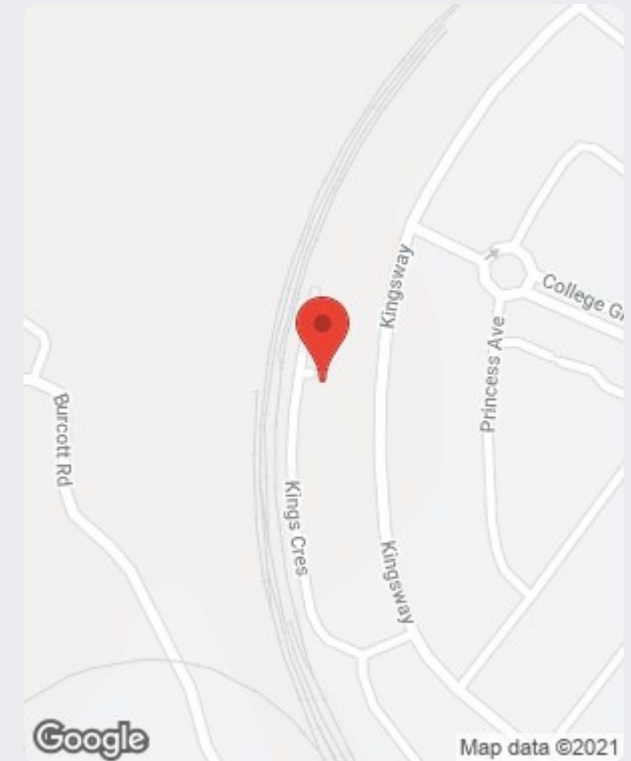


To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

Kings Crescent, Hereford
 Approximate Gross Internal Area
 52 Sq M/563 Sq Ft



Ground Floor



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 property

Address: 45 Bridge Street
 Hereford
 HR4 9DG

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 Email: hereford@bill-jackson.com
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