



2 Folly Drive

, Hereford, Herefordshire, HR1 1NE

jackson
property

Offers Over £350,000

2/3 Bedroom Dormer Detached Bungalow | Newly Renovated | Versatile Accommodation | Northern Edge of The City | Quiet Cul-de-Sac Position | Garage and Private Driveway | Sold with No Onward Chain

Situation

Enjoying an excellent location nestled away on a discreet and very quiet cul-de-sac, the property lies at the heart of amenity rich Tupsley, offering within walking distance; newsagents, post office, convenience stores, pub, GP, pharmacy, butchers and both hospitals. Nearby also lies the full gamut of educational institutions from Ofsted "Excellent" and "Good" primary schools and Bishop Bluecoat secondary, through to the Hereford Sixth Form, Colleges and nascent University. While for leisure the Quarry with its playing fields, dog park, children's playground and Scouting Hut is also a short stroll.

Description

The property has undergone a complete renovation. The current owners have created a bright, neutral and welcoming home for someone to move straight into. In brief the works carried out are: re-plastering, re-decorating, installation of a new heating system with boiler, new flooring, new bathroom, new kitchen, landscaped the garden, re-rendered on the exterior wall and installed a new driveway.

The property offers versatile accommodation with two bedrooms on the ground floor that could be used as additional reception rooms. There is also a further room converted in the loft space with an ensuite WC and access to storage in the eaves.

The property is approached by a large gravelled driveway with newly laid path to the front door. The welcoming entrance porch creates an ideal space for shoes and coats before entering the main living space. The central hallway creates and easy layout with all rooms leading off. The main bedroom is located at the front of the

property with double aspect windows. Bedroom 2 can also be found at the front of the property. The kitchen/breakfast room is a great size with space for dining table and chairs and is fitted with new units, space for a dishwasher, oven and a hob. An opening leads into the utility area where there is space for a tall fridge/freezer and plumbing for washing machine, a large door leads out to the rear garden.

The living room can be found at the rear of the property and boasts a new set of patio doors leading onto a newly laid patio. The bathroom is also at the rear, benefiting from a three piece white suite with 'p' shaped bath and shower over.

Outside

The private gravelled driveway allows for 2-3 vehicles along with the single garage. The garage is fitted with an up-and-over door, power and light and a pedestrian door to the rear garden.

The garden has also undergone a renovation with newly laid turf, and newly laid patio areas to enjoy the quiet location. Slabs have been laid ready for a garden shed or greenhouse with a walkway to the side of the property for pedestrian access.

Services

The property is connected all mains services. The heating system has recently been installed with a new boiler. Please note the electrics have also been updated. Herefordshire Council Tax Band C.

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

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

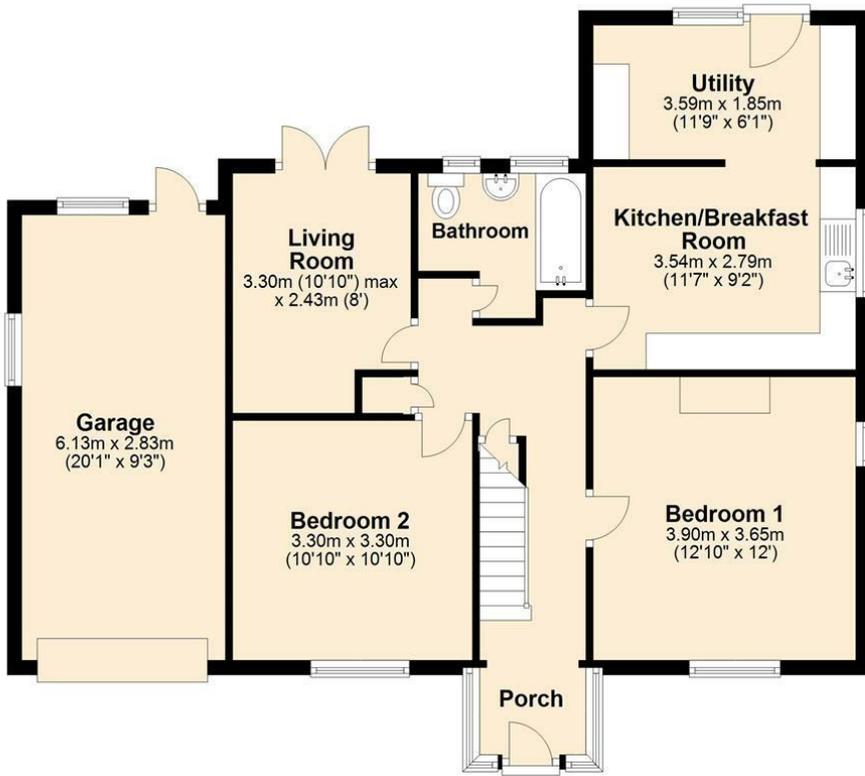
Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.



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

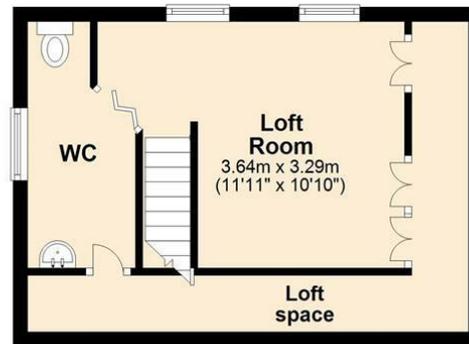
Ground Floor

Approx. 84.9 sq. metres (913.3 sq. feet)



First Floor

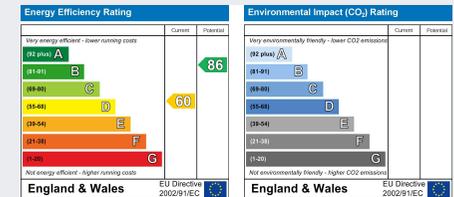
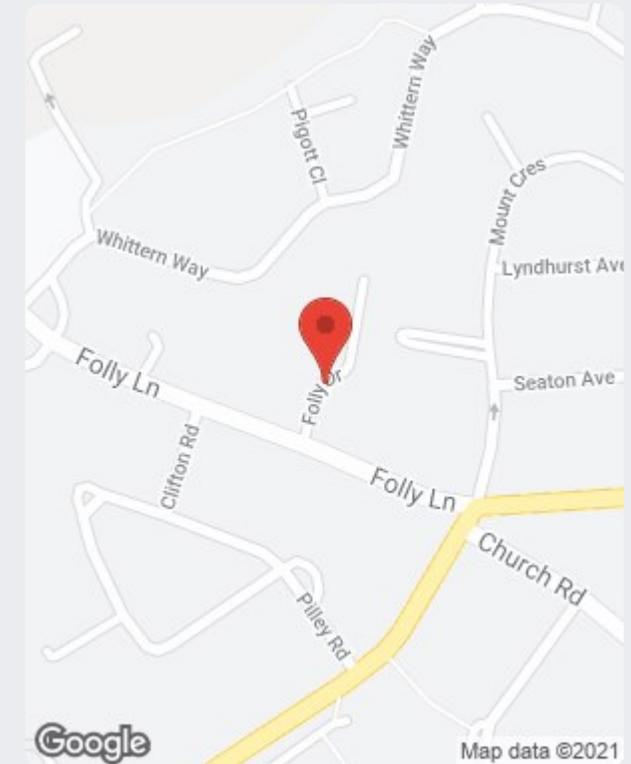
Approx. 26.2 sq. metres (281.7 sq. feet)



Total area: approx. 111.0 sq. metres (1195.0 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

2 folley drive, Hereford



jackson
property

Address: 45 Bridge Street
Hereford
HR4 9DG

Tel: 01432 344 779
Email: hereford@bill-jackson.com
Web: www.bill-jackson.com

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.

