



35 Mill Street, Hereford, Herefordshire HR1 2NX

£289,950

jackson
property

35 Mill Street Hereford Herefordshire HR1 2NX

Situation

Situated in one of Hereford's most sought after locations, this period property sits within easy walking distance to the city centre and all its excellent amenities to include cinema, shopping, restaurants, and Hereford Bus and Rail Station with major rail links. The property is also opposite the popular Castle Green park and grounds.

Description

The property offers a wealth of period character over three floors with an additional basement room. Stepping through the front door into a central entrance hall, with stairs rising to the first floor the doors lead to the two generous reception rooms. The living room to the front of the property is bright and boasts original features including floorboards and picture rail. The dining room is found at the rear of the property with beautiful tiled floor and brick feature fireplace with woodburning stove as the central focus of the room. A door under the stairs leads down to the basement room which has been tanked and given spot lighting to create a versatile room with limited head height. opening beyond leads into the well appointed kitchen with matching wall and base units, plumbing for washing machine and slim-line dishwasher, space for fridge/freezer and fitted single oven and gas hob, a door leads out to the rear garden.

The first floor landing has doors to two of the three bedrooms and

shower room. The spacious master bedroom overlooks the rear garden with ample space for wardrobes along with a large ensuite bathroom fitted with white suite and separate shower cubicle. The second bedroom is double overlooking the front. The shower room off the landing is a great addition fitted with modern suite. The third bedroom can be found on the second floor with sky lights and space for a double bed.

The rear garden benefits from a terrace area with wood store and beyond is laid to lawn.

Services & Expenditure

Services Connected: All mains services are connected.
Council Tax Band: B
Broadband availability: Superfast 80 Mbps

Agents Note

Please note the neighbouring property has a right of way through the garden of 35 Mill Street to access the rear of their property and the side access path.

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

Jackson Property for themselves and the vendors of the property,

- Period Property Home
- Three Bedrooms & Converted Cellar
- 2 Reception Rooms & 2 Bathrooms
- Large Rear Garden
- City Centre Location with Access onto Castle Green
- Must be Viewed

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.

Services & Expenditure notes have been taken from <https://checker.ofcom.org.uk/> and <https://www.gov.uk/council-tax-bands>

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.

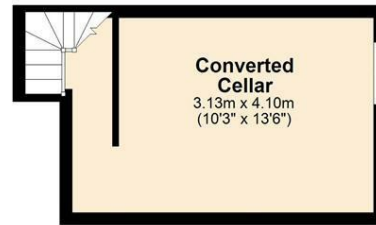






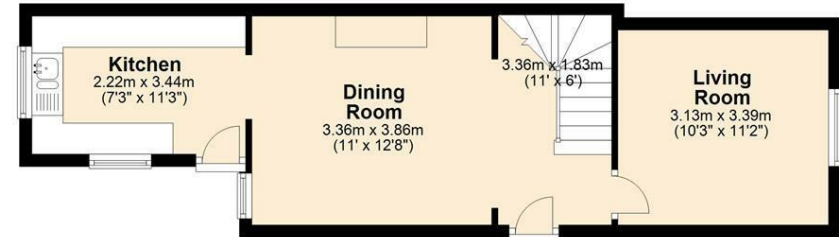
Basement

Approx. 16.1 sq. metres (173.1 sq. feet)



Ground Floor

Approx. 38.3 sq. metres (411.7 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



Second Floor

Approx. 16.6 sq. metres (179.2 sq. feet)



Total area: approx. 115.9 sq. metres (1247.7 sq. feet)

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

35 Mill Street, Hereford

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.