



2 Birch Grove

, Hereford, Herefordshire, HR2 6AS

jackson  
property

# £185,000

Semi Detached home in popular South Hereford location | 4 Bedrooms | Lounge & Dining Room | Off road parking with driveway | Front & Rear gardens | Sold with No Onward Chain

## Situation

Situated in a popular residential position, south of Hereford city and benefiting from being close to local amenities to include shops, public houses and primary schooling. Close by is King George playing fields. Hereford city itself offers an excellent range of recreational, shopping and leisure facilities to include cinema, leisure centre and independent restaurants

## Description

The property is accessed via a private driveway. The entrance hall has stairs leading to first floor and door to lounge.

The lounge is a lovely size with large window overlooking the front gardens. A door leads through to the dining room with under-stairs storage, door to rear gardens and opening to the kitchen.

The Kitchen is fitted with a range of base units, having views over the gardens, single sink and drainer, space for oven, fridge freezer and washing machine. The area could make a lovely open plan kitchen diner.

To the first floor there are four bedrooms, bathroom and separate WC.

Outside, there is off street parking to the front and to the rear is a lawned garden, enclosed by fencing to maintain privacy.

## Services

All mains services are connected.

PLEASE NOTE: The flooring in the living room will be removed and is not part of the sale.

## Viewings

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

## 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.

## 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.

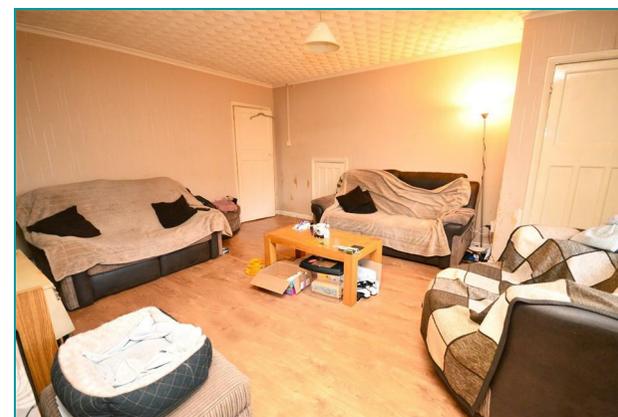
Appointments will take place swiftly and any discussions will be held outside the property.

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).

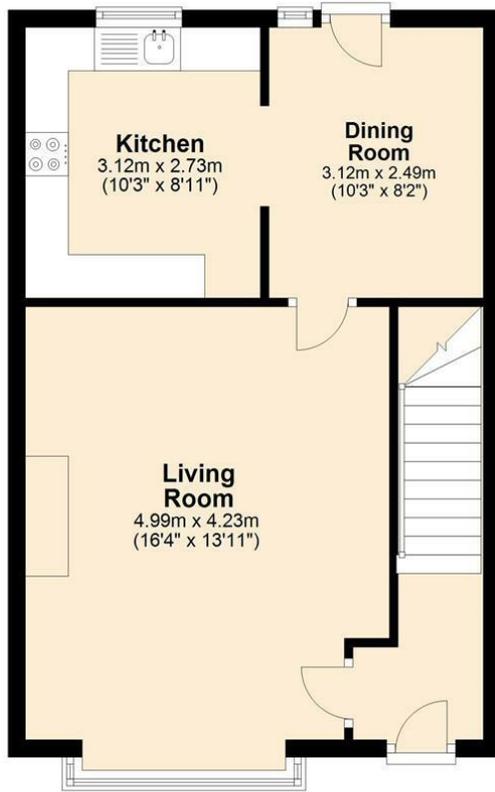
<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



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

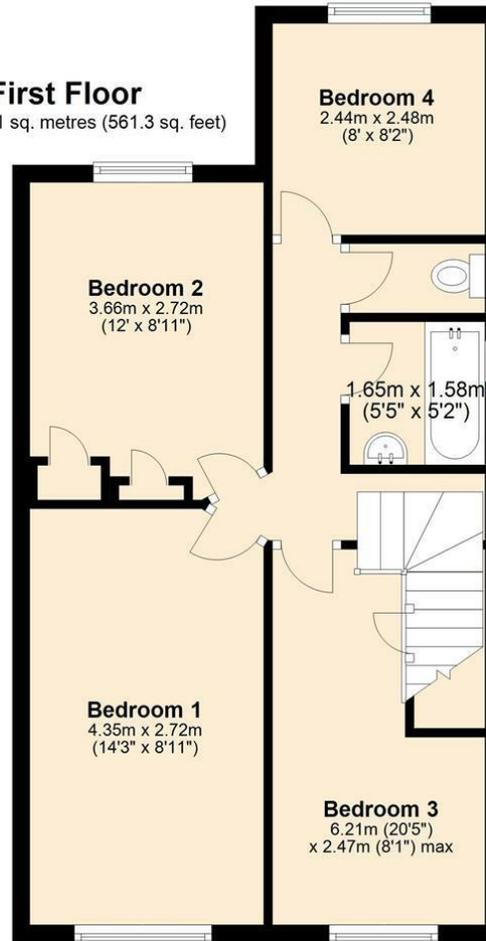
### Ground Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



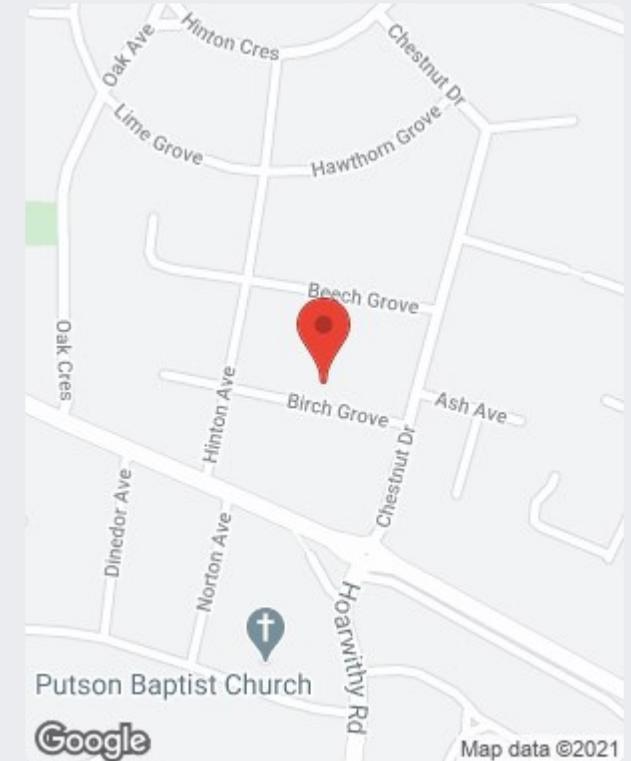
### First Floor

Approx. 52.1 sq. metres (561.3 sq. feet)



Total area: approx. 90.5 sq. metres (974.2 sq. feet)

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Planned	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Planned
92-100 A			92-100 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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