



8 Brockington Drive
Hereford, Herefordshire, HR1 1TA

jackson
property

£325,000

Extended Semi Detached Family Home | Only 1 Previous Owner | 4 Bedrooms & 2 Bathrooms | Integral Garage | Workshop & Utility | Landscaped Gardens & Bloc Paved Driveway | No Onward Chain

Situation

The house benefits from a superb location; within a short stroll lie local Post Office & store, GP surgery, Vet's, Ofsted rated 'Outstanding' primary school and Bishops Bluecoat High School with a mere 5 mins drive to Hereford Cathedral School and the City. Leisure pursuits nearby include Tupsley Quarry with large children's playground, football pitches and dog park, miles of public riverbank footpaths or a short drive to the 850 acres of ancient Haugh Woods.

Description

The spacious entrance hall benefits from an understairs storage cupboard, stairs to the first floor and doors to the living room and kitchen. The living room is a good size with a large window to the front and double doors to the dining room which could be opened up to create a larger family living space. From here, there is access to a beautiful sun room which is a lovely quiet space perfect for a morning coffee. The kitchen is fitted with matching wall and base units, has space for a cooker and overlooks the rear of the property. From the kitchen, a door opens into an internal passageway which provides access to the integral garage, cloakroom, useful workshop and utility, which has further units and space for appliances.

The first floor accommodation includes four generously sized double bedrooms, WC and family bathroom. Bedroom one is an exceptional space with a large dressing area and fitted wardrobes. Bedroom four overlook the rear of the property with an impressive balcony area taking full advantage of the morning sunshine. The bathroom is fitted with a two piece suite with separate WC and separate shower room adjoining.

The rear garden is beautifully presented and well maintained with shrubs, trees, flower borders, all enclosed by wooden fencing. Also benefits from a large patio area, perfect for outdoor dining. The front driveway provides off-road parking for two vehicles and has many mature trees creating a very private feel. The integral garage is fitted with an electric roller door, and has light and power supply.

Services

All Mains services are connected.

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.

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).

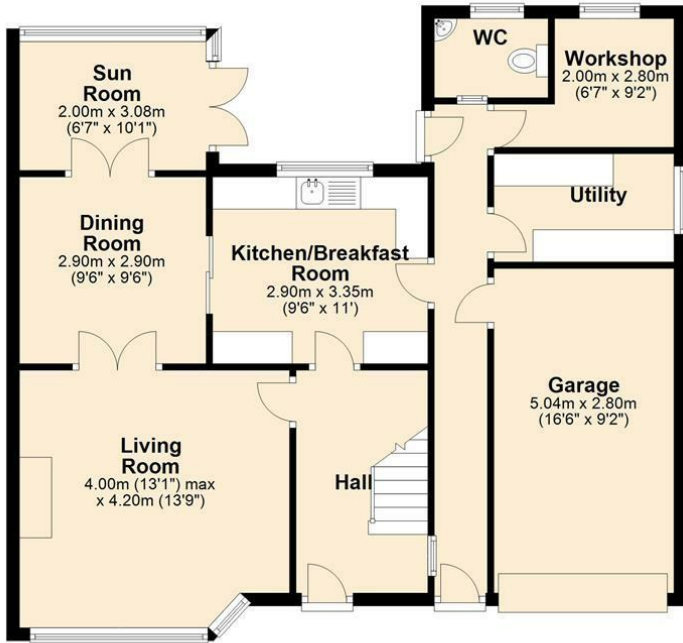
<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



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

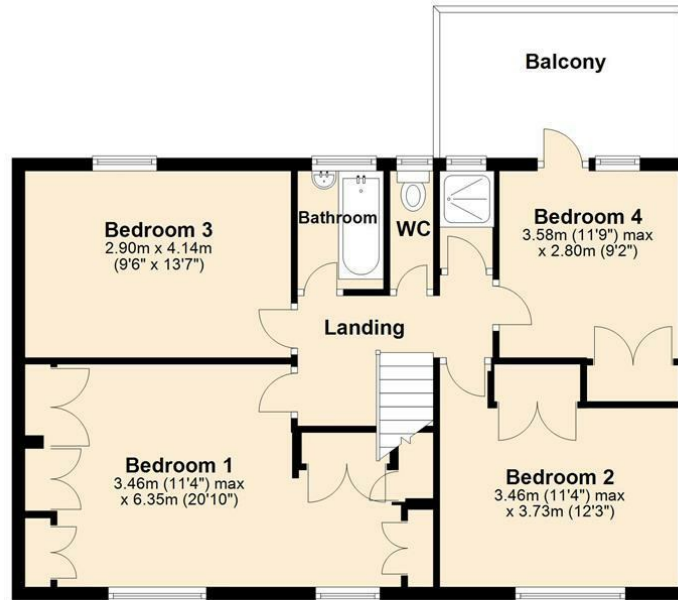
Ground Floor

Approx. 83.1 sq. metres (894.1 sq. feet)



First Floor

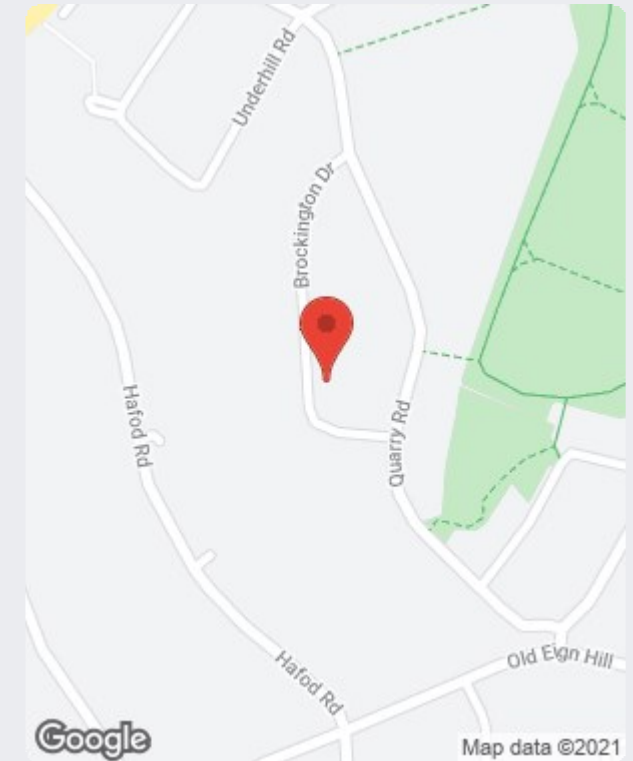
Approx. 66.0 sq. metres (710.8 sq. feet)



Total area: approx. 149.1 sq. metres (1604.9 sq. feet)

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

8 Brockington Drive, Hereford



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Planned	Current	Planned
83		A	
67		B	
		C	
		D	
		E	
		F	
		G	

England & Wales EU Directive 2002/91/EC

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