



12 Sudbury Avenue  
, Hereford, Herefordshire, HR1 1YB

jackson  
property



# £367,500

Extended Detached Home | Four Double Bedrooms | Bathroom & En Suite | Three Reception Rooms | Kitchen Diner & Utility | Private Garden | Garage & Parking

## Situation

Located in the sought after area of Hampton Dene, benefitting from excellent school catchments with regular bus services to Hereford city centre. Nearby are a range of local shops and amenities as well as doctor's surgery, pharmacy and newsagents. Within walking distance is the popular pub/restaurant, the Cock of Tupsley.

## Description

Approached via a paved driveway with off street parking and access to the single garage. The front door opens into the porch which is perfect for shoes and coat storage and has a door leading to the entrance hall which has access to the first floor. The living room is a generous size, with a modern feature fire and has a dual aspect with double doors opening onto the garden. The kitchen is also a great size with a separate dining area that is set right by double doors which lead to the outside, perfect for al fresco dining. The kitchen itself is fitted with ample wall and base units, matching worktop and splashback, plus space for a range cooker. From the kitchen, a door opens into the utility room which includes further wall and base units and space for a tumble dryer and washing machine. From the entrance hall you can also access the downstairs WC and study which is a great space for a home office, play room or snug.

The first floor consists of four bedrooms, one ensuite and a family bathroom. There is a great landing space which is currently being used as an office area with shelving, electrical points and a useful cupboard. From here a door opens into Bedroom one which is a really great size and has a modern four piece white suite with large shower cubicle and corner bath. Bedroom two and three are both double rooms with cupboard space overlooking the front of the property. Bedroom four is a single room overlooking the rear. The family bathroom comprises a four piece suite to include a bath and shower cubicle.

The rear garden is a large space with a private feel and great potential. The patio area has steps leading to the

garden which is laid to lawn. Side access provides access to the front of the property where you will find a small garden like area enclosed by hedging and the integrated garage with up and over door.

## 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.

## 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.

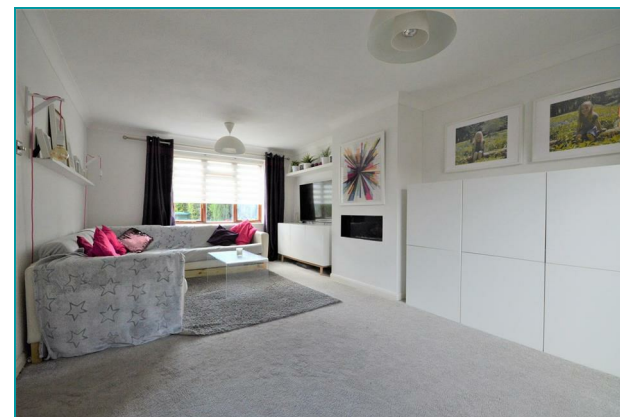
Appointments will take place swiftly and any discussions will be held outside the property.

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>

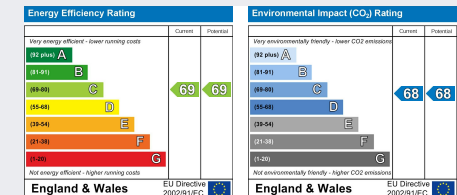
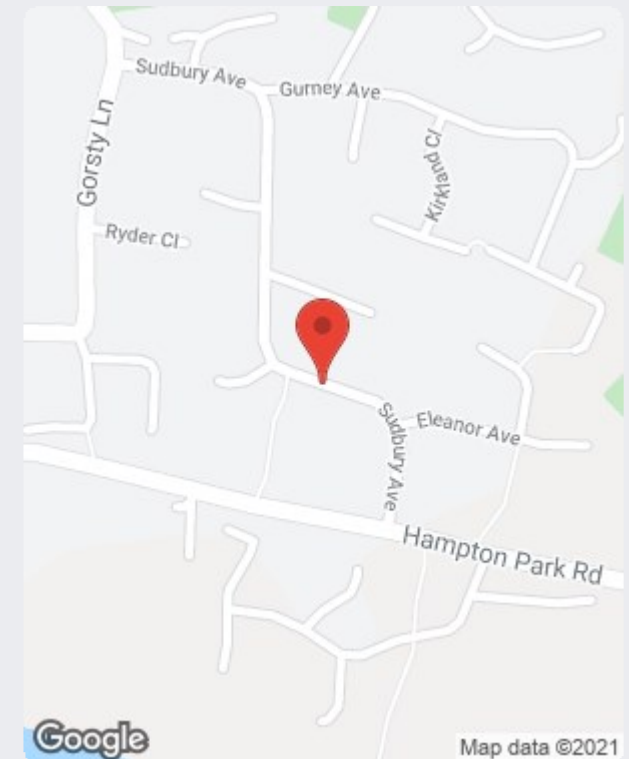


To arrange a viewing please contact us on t. 01432 344 779  
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



Total area: approx. 162.6 sq. metres (1749.8 sq. feet)

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



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property

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