



13 Burton Wood

Weobley, Hereford, Herefordshire, HR4 8SX

**jackson**  
property

# £190,000

Popular & Well Serviced Village Location | Well Presented Three Bedroom Terraced Home | Offering Spacious Accommodation Throughout | Open Plan Kitchen Breakfast Room | Utility | Private enclosed Gardens | Double Glazed | Driveway Parking | Sold with no onward

## Situation

Located in the sought after and picturesque village of Weobley. The village itself, set on the black and white trail, has excellent everyday village amenities with a number of shops in the main street to include a general stores, butchers, tea rooms, pub and restaurant, together with popular primary and secondary schools, doctor and dental surgeries, Church, village hall and thriving local community, surrounded by delightful Herefordshire countryside. The market town of Leominster is close to hand for a more comprehensive range of facilities, including a number of supermarkets and train station, with the larger Cathedral City of Hereford approximately 11 miles to the south.

## Description

The entrance hall is inviting with doors to the lounge diner and kitchen breakfast, along with stairs to first floor.

The kitchen has ample eye level and low level cupboards, space for cooker, larder storage cupboard, central island/breakfast bar and access to the useful utility, having further work space and door to outside. The kitchen has understairs storage access.

The living room is spacious and set up as a lounge diner. Having front facing window and door to rear garden, along with a feature wood burning stove.

To the first floor there are 3 good sized bedrooms, family bathroom and separate WC. The landing is spacious with window overlooking the garden. All bedrooms have built in storage.

Outside, the property is approached by driveway with off road parking with pathway and laid lawns leading to the canopy porch.

The good size rear garden has 2 patio areas and lawn area, along with decking space and storage sheds. The garden is private and fully enclosed on all sides.

## 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).

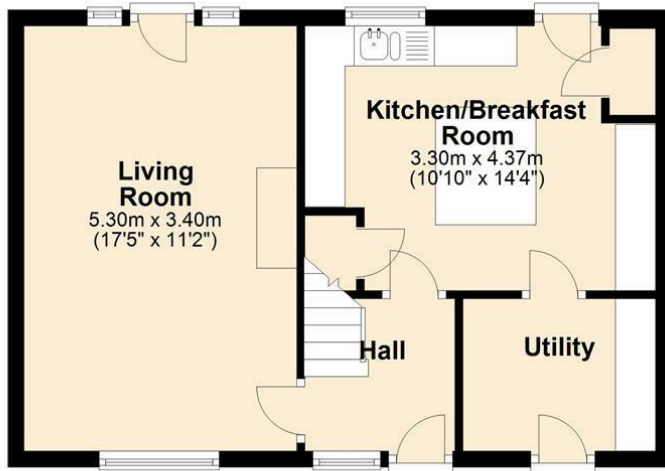
<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



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

### Ground Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



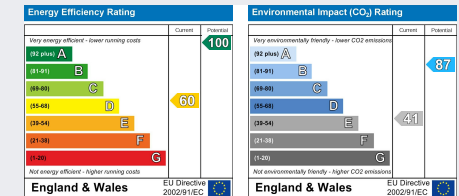
### First Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



Total area: approx. 83.4 sq. metres (897.6 sq. feet)

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



# jackson

property

Address: 45 Bridge Street  
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