



9 Lammas Close, Leominster, Herefordshire, HR6 8NU

Deceptively Spacious Linked Semi-Detached 3 Bed House.

Guide Price £190,000



9 Lammas Close Leominster Herefordshire

HR6 8NU
Guide Price £190,000

LOCATION

Lammas Close is a modern cul-de-sac situated just off the centre of the market town of Leominster. The town itself offers a comprehensive range of amenities including traditional High Street shops, a number of Supermarkets and Primary and Secondary Schools, Doctor and Dental Surgeries, leisure facilities including swimming pool and excellent transport links to include both Bus and Railway Stations, with the Cathedral City of Hereford located approximately 14 miles to the south.

BRIEF DESCRIPTION

This extremely well-presented and deceptively spacious linked semi-detached house offers gas fired centrally heated and fully double-glazed accommodation set over two floors. Approached from the front, the entrance door opens to a well-presented Reception Hallway with Downstairs Cloakroom off and door leading to a good size Living Room with double-glazed window to the front elevation, with a further door leading to a lovely Family Kitchen/Dining Room. The Kitchen comprises a range of matching base and wall units with rolled edge work surfaces to the base units, inset single drainer sink unit, built-in 4-ring gas hob with matching oven below and extractor hood above, planned space for fridge and space and plumbing for washing machine. Housed in here is the gas fired central heating boiler. There is a double-glazed window looking into the Conservatory and wood-effect flooring which continues through to the Dining Area where there is further ceiling lighting and space for a family dining table. A sliding patio door opens to a large Conservatory addition to the rear providing additional living accommodation, which in turn has doors opening to the gardens and also a door giving access to the Garage.

The First Floor Accommodation is accessed via a

- Situated in Quiet Cul-De-Sac Location Close to the Market Town of Leominster
- Modern Well Presented 3 Bed Linked Semi-detached House
- Gas Fired Centrally Heated & Fully Double Glazed
- Large Conservatory Addition to the Rear Providing Additional Living Space
- Pleasant Enclosed South Facing Rear Garden, Driveway Parking & Single Attached Garage

staircase from the Reception Hallway which leads up to a well-presented Landing with Airing cupboard off with factory insulated hot water cylinder. The 3 Bedrooms can all accommodate double beds with Bedrooms 1 and 2 benefiting from built-in wardrobes. The Family Bathroom comprises a modern well fitted suite in white to include 'P' shaped panelled bath with mixer tap hot and cold with shower attachment and separate larger shower head above, low flush w.c., hand wash basin with mixer tap hot and cold over, chrome towel radiator, extractor fan and opaque double-glazed window to the front.

Outside, the property benefits from a driveway providing comfortable parking for 2 cars, which in turn leads to the Single Attached Garage measuring 16'7" x 8'4" (5.06m x 2.54m) with up and over door, fluorescent ceiling lighting, door giving access into the Conservatory and separate door leading out to the gardens to the rear. There is a small front garden which is laid to lawn by the side of the front door. The enclosed garden to the rear benefits from a southerly aspect and has been hard landscaped for ease of maintenance and is fully enclosed, providing a pleasant seating area.

SERVICES

Mains Electricity, Gas, Water & Drainage.
Gas fired central heating
Telephone (Subject to B.T. Regulations)

OUTGOINGS

Council Tax Band: B.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

Jackson Property (Leominster)

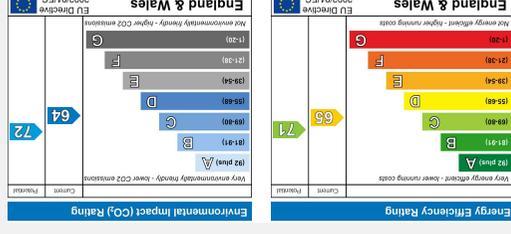






for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are 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 of the property. The buyer is advised to obtain verification from their solicitor or surveyor.



Jackson International - for themselves and the owners/landlords 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/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.