



10 Marlborough Close, Leominster, Herefordshire, HR6 8LN

Sale Of 37% Of Shared Ownership - 2 Bed Semi-detached Bungalow Guide Price £79,550



10 Marlborough Close

Leominster, Herefordshire, HR6 8LN

- Situated in a Quiet Cul-De-Sac Position Close to the Centre of The Market Town of Leominster
- A Well Presented & Spacious Semi-Detached Bungalow
- Offering Gas Fired Centrally Heated & Fully Double-Glazed 2 Bedroomed Accommodation
- Including Good Sized Family Living Room & Modern Fitted Kitchen/Dining Room
- With the Benefit of a Pleasant Enclosed Landscaped Garden to the Rear
- Parking & Single Integral Garage
- This is a Shared Ownership Property Selling 37% of the Share

Guide Price
£79,550

To arrange a viewing please contact us on

t. 01568 610600
info@bill-jackson.co.uk
www.bill-jackson.co.uk



LOCATION

Marlborough Close is a quiet cul-de-sac of similar bungalows, situated close to the centre of the market town of Leominster. The town itself offers a good range of everyday amenities including a number of traditional High Street shops, a range of Supermarkets, both Primary and Secondary Schools, Doctor and Dental Surgeries, Leisure Facilities including Swimming Pool and excellent transport links to include both Bus and Railway Stations. The larger Cathedral City of Hereford is located approximately 13 miles to the south where a more comprehensive range of amenities can be found.

BRIEF DETAILS

The property itself comprises a well presented, semi-detached bungalow set at the end of a quiet cul-de-sac and benefits from being fully double-glazed and gas fired centrally heated. From the driveway, a double-glazed front door opens to an enclosed Reception Hallway with door leading through to the Garage and a further opaque glazed door with matching panel opening to a good sized Reception Hallway. There is a boiler cupboard off the Hallway which houses the Worcester gas fired central heating boiler and slatted shelving. Further doors then lead through to a generous Living Room with double-glazed bay window to the front elevation, a range of matching wall lights and, forming a central feature to the room is an electric fire with surround and mantel above. From the Living Room, a door leads through to a good sized Kitchen/Dining Room with a comprehensive range of matching kitchen units to include both base and wall cupboards with rolled edge work surfaces with matching splashbacks, inset one and a half bowl single drainer stainless steel sink unit, 4 ring gas hob with extractor hood fitted above, separate electric double-oven and grill set at easy height. There is an integrated washing machine and dishwasher and further planned space for an upright fridge/freezer. There is also space for a dining table with tiled flooring throughout and UPVC double-glazed window overlooking the gardens to the rear and double-glazed door leading out to the same.

Further doors from the Reception Hallway lead to the two Bedrooms, both benefiting from Fitted Double Wardrobes, double-glazed windows overlooking the gardens to the rear and both having space for double beds. There is a Shower Room with suite to include a shower cubicle with fully tiled surround and Mira shower over, low flush w.c. and pedestal hand wash basin with hot and cold tap and double-glazed window to the side elevation.

Outside, the bungalow is situated at the end of the cul-de-sac and benefits from a Parking Area directly outside the front. The front garden is paved with a small floral and shrub border. The bungalow also benefits from an Integral Single Garage measuring approximately 19'8" x 7'11" (6.00m x 2.41m) with an up and over door, power, lighting and an internal door into the Entrance Hallway. There is a secured gated access to the side of the bungalow which leads around to the rear garden which has been landscaped to incorporate a range of floral and shrub beds with meandering paths throughout and a flagged patio area directly to the back of the bungalow providing a pleasant seating area.

AGENTS NOTES

The property is a Shared Ownership property and we are selling 37% of the share. The remainder of the property is owned by Fortis Living and for further details of the illegibility criteria and how the scheme works you can contact our Leominster Office for an application and a guide to shared ownership.

Rent is payable for remaining share: £260.84 (collected monthly)

SERVICES

Mains Electricity, Gas, Water & Drainage. (To be confirmed).
Telephone (subject to BT Regulations)
Gas centrally heated.

OUTGOINGS

Council Tax Band: C.

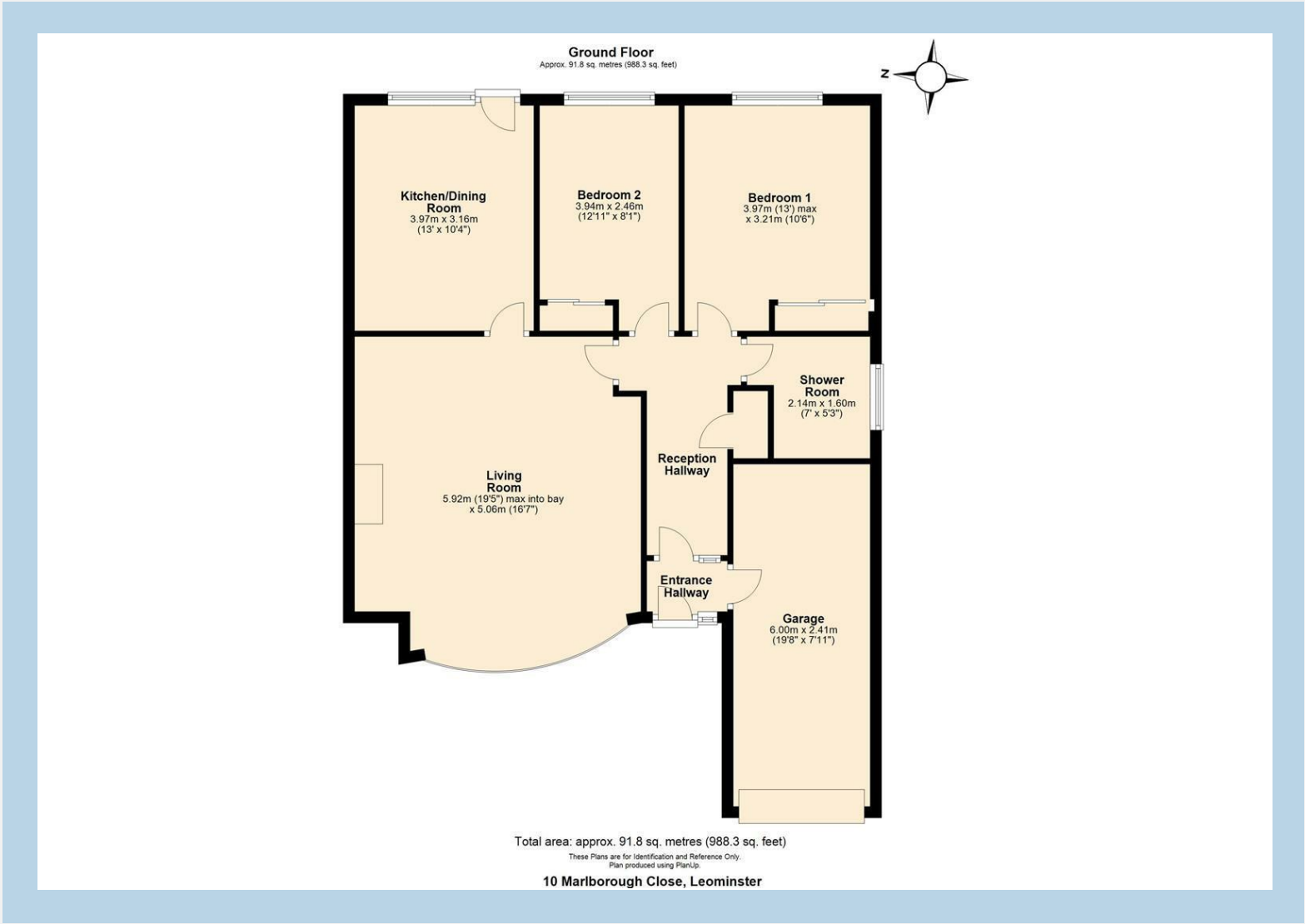
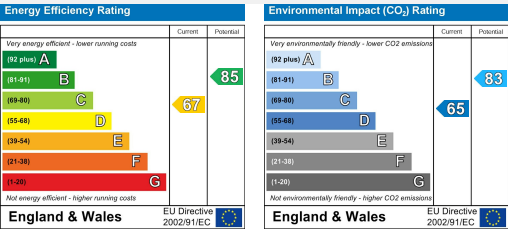


LOCAL AUTHORITY
Herefordshire Council. Telephone 01432 260000

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.



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