



61 Westcroft, Leominster, Herefordshire HR6 8HG

Well Presented, Extended Semi-detached 2 Bed Bungalow

Guide Price £215,000



61 Westcroft

Leominster, Herefordshire HR6 8HG

- Situated In Mature Residential Location In Pleasant Market Town Of Leominster
- Extremely Well Presented Modern Style Semi-detached Bungalow
- Offering Extended 2 Double Bedroomed Accommodation
- Gas Centrally Heated & Fully Double Glazed
- Block Paved Driveway Providing Ample Parking & Detached Garage/Workshop
- Large Enclosed Southerly Facing Rear Gardens
- Being Sold With No Onward Chain

Guide Price
£215,000
Freehold

To arrange a viewing please contact us on

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



LOCATION

This modern style semi-detached bungalow is set in a mature residential location in the pleasant north Herefordshire market town of Leominster. The town itself offers a comprehensive range of amenities including a number of traditional High Street shops, supermarkets, doctor and dental surgeries, primary and secondary schools, leisure facilities including swimming pool and excellent transport links including railway station. The large Cathedral City of Hereford is located approximately 13 miles to the south where a more comprehensive range of amenities can be found and the popular South Shropshire Historic town of Ludlow is also close to hand.

BRIEF DESCRIPTION

This modern style semi-detached bungalow is approached from the block paved driveway to the recessed front door which opens to a spacious reception hallway with doors leading off to all rooms. The living room is a lovely light and spacious room benefiting from three double glazed windows and feature ornamental fireplace with inset electric fire and wooden surround and mantel. A further door from the hallway leads to the dining room which offers ample space for a family dining table with double glazed window to the side elevation and useful built in storage cupboard. An archway from the dining room leads through to the extended kitchen which offers an extensive range of match wood fronted units with built in electric cooker with gas hob above and extractor fan. There is planned space for fridge freezer and space and plumbing for washing machine with tiled flooring throughout, double glazed window to the side and further double glazed door giving access out to the driveway to the side. Forming a feature to the kitchen is the double glazed patio doors which provide a lovely outlook onto the attractive gardens to the rear.

Also off the hallway is bedroom 1 which has a double glazed window overlooking the rear gardens with extensive built in wardrobes across the one wall with bedroom 2 a similar size with double glazed window to the front. The shower room is fitted with a modern suite to include an enclosed double shower cubical with low flush wc and hand wash basin inset to vanity unit with cupboards and shelving below with double glazed window to the rear. Outside the property benefits from an extensive block paved driveway providing ample parking which continues down the one side of the bungalow to the detached garage 10.06m x 2.73m (33'0" x 9'0") with up and over door, power and lighting with personal doors to the side.

From the driveway a gate opens to the generous enclosed rear gardens which benefit from a southerly aspect and offer a lovely patio seating area directly to the back of the bungalow with a path then leading to the side of the garage to the formal gardens the first of which is laid principally to lawn with mature floral and shrub borders with a further larger lawned garden with 2 timber framed garden shed.



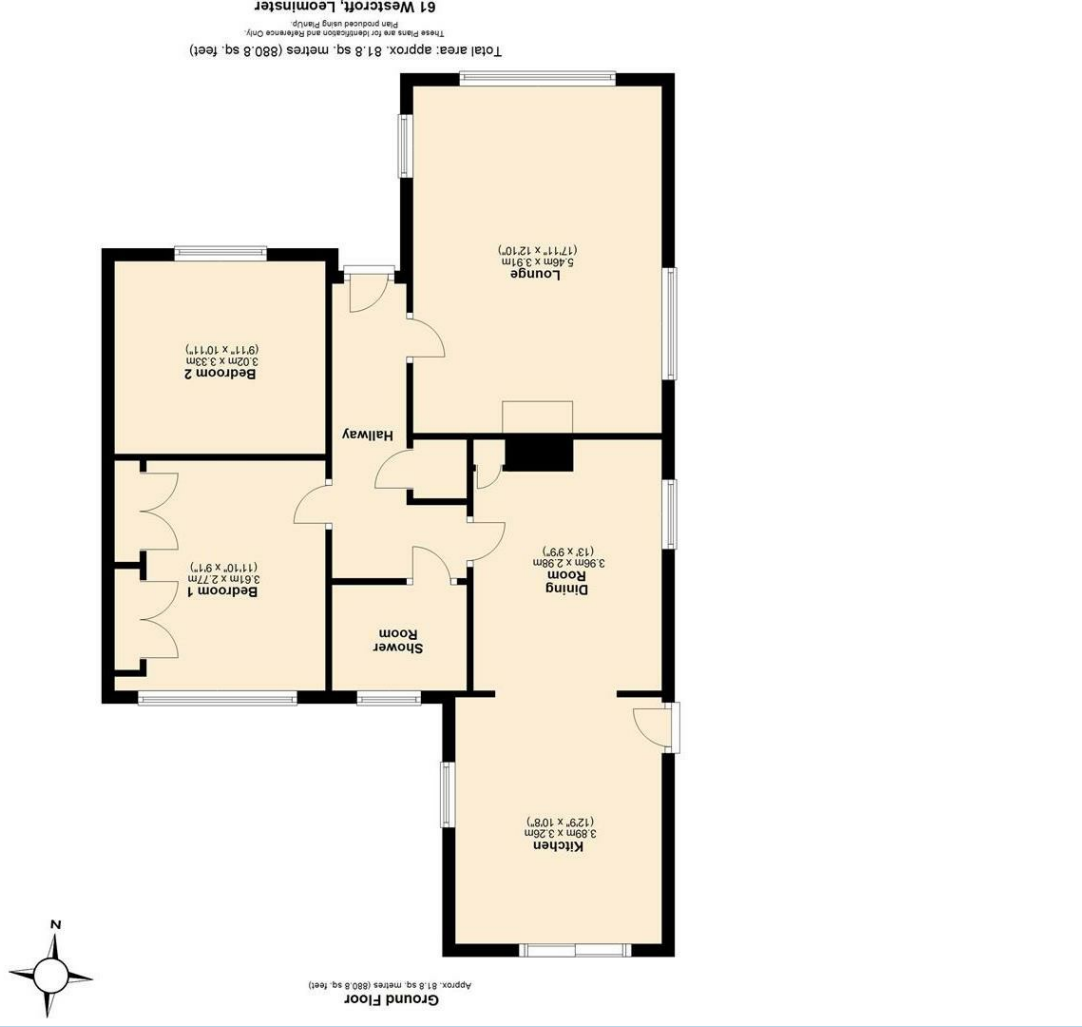
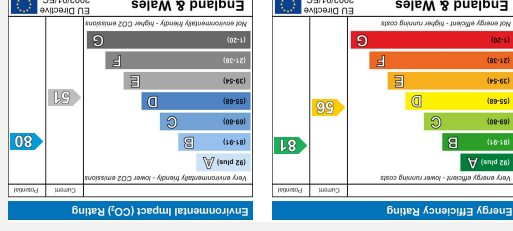
SERVICES
Mains Electricity, Gas, Water & Drainage.
Gas central heating boiler situated in loft.
Telephone (Subject to B.T. Regulations).

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.

DIRECTIONS
From Leominster town centre, proceed up Bargates
(A44) and turn left into Westfield Walk opposite the
nursery school. Take the first right turn into Westcroft
and continue along this road turning right at the top
of the bank, continuing along Westcroft where the
property can be found on the left hand side as
indicated by the agents for sale board.



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.