



11 Newlands Road, Leominster, Herefordshire, HR6 8HN

Well Presented 3 Bed. Extended Detached Bungalow

Price £315,000

jackson
property

11 Newlands Road

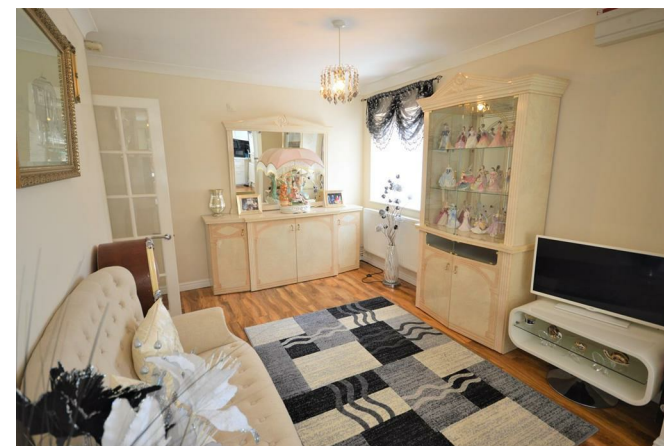
Leominster, Herefordshire, HR6 8HN

- Situated in Mature Residential Location in the Market Town of Leominster
- Well Presented Extended Detached Bungalow
- Offering Well Presented 3 Bedroomed Accommodation
- Modern Well Fitted Extended Kitchen to the Rear
- Gas Fired Centrally Heated and Fully Double-Glazed
- Pleasant Enclosed Gardens to the Rear
- Gated Block Paved Driveway Providing Ample Off-Road Parking

Price
£315,000
Freehold

To arrange a viewing please contact us on

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



LOCATION

Newlands Road is a mature residential location set in the attractive North Herefordshire market town of Leominster. The town itself offers a comprehensive range of facilities to include traditional High Street shops, a number of supermarkets, together with primary and secondary school, good leisure facilities including swimming pool, doctor and dentist and both bus and train station. The Cathedral City of Hereford is located approximately 13 miles to the south where a more comprehensive range of amenities can be found.

BRIEF DETAILS

This well presented detached bungalow is approached via its own private gated block paved driveway providing ample off-road parking with a recessed Upvc double-glazed front door opening to an 'L' shaped reception hallway with useful cloaks cupboard and separate cupboard housing the modern Worcester gas fired central heating boiler. Doors then lead off to the living room, a lovely light room with double-glazed windows to two elevations and feature coal effect gas fire. A further door from the reception hallway then leads into the kitchen/dining room, the kitchen area being extended from the original bungalow and offers a comprehensive range of matching base and wall units with integrated electric oven and grill at easy height and 4-ring electric halogen hob. There is an integrated dishwasher and fridge-freezer and double-glazed window overlooking the gardens to the rear, with the dining area also having a double-glazed window to the side elevation. From the kitchen area, a double-glazed door leads through to the garden room/conservatory with double-glazed French doors opening to the front elevation and further double-glazed door giving access to the gardens to the rear. A further door leads to a useful utility room which incorporates a low flush w.c.

Further doors from the reception hallway lead to all 3 bedrooms, with all bedrooms benefiting from built-in wardrobes with bedroom 2 having double-glazed French doors opening to the gardens to the rear. The property also benefits from a spacious family bathroom which includes both a large double shower cubicle and a separate bath with vanity wash hand basin with cupboards fitted below and low flush w.c.

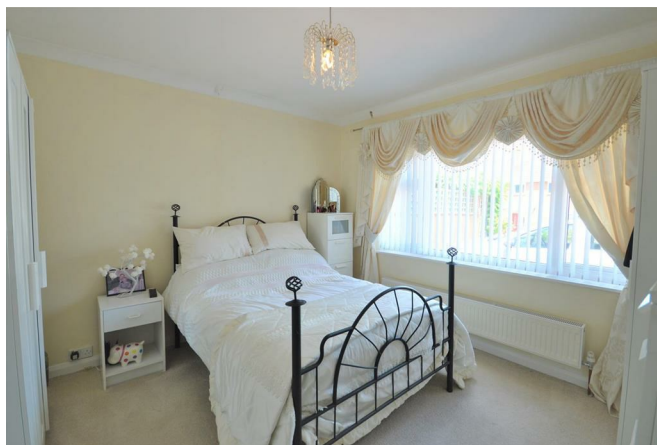
Outside, the property is approached to the front off Newlands Road with a double opening pair of wrought iron gates giving access onto the brick-paved driveway which provides ample parking. There is a pathway to the one side of the bungalow giving access to the pleasant rear gardens which are enclosed with panel fencing to the boundaries and have been landscaped to now have a large flagged patio area directly to the rear providing pleasant seating area with easy rise steps to a terraced lawned garden which is level and has attractive floral and shrub borders, attractive roses and a timber-built summerhouse with veranda with double opening doors and windows to the side. There is outside lighting to the rear, and the bungalow is maintenance free being Upvc double-glazed and having Upvc fascias and guttering.

SERVICES

Mains Electricity, Gas, Water & Drainage.

Gas fired central heating.

Telephone (Subject to B.T. Regulations).



OUTGOINGS
Council Tax Band: D

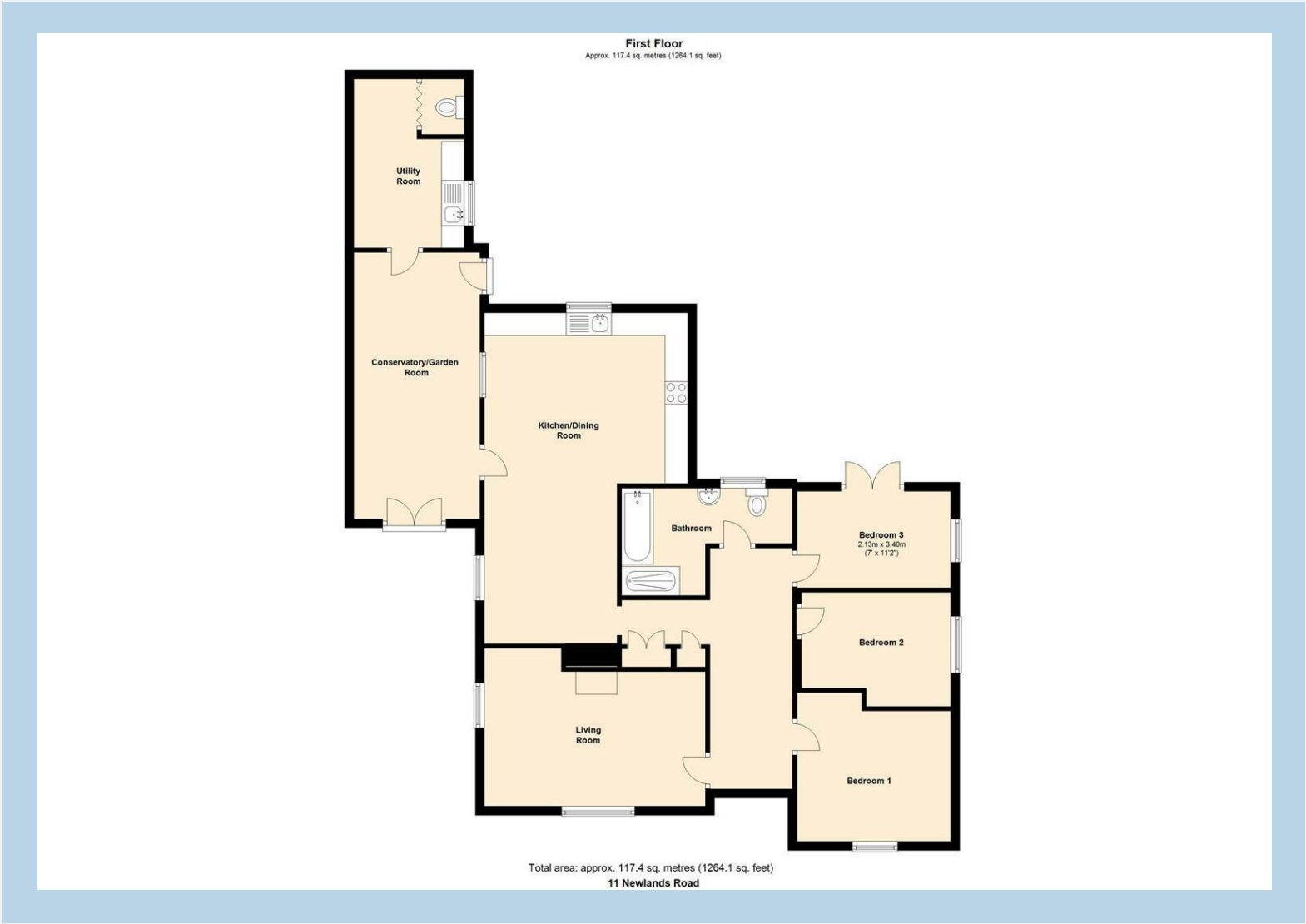
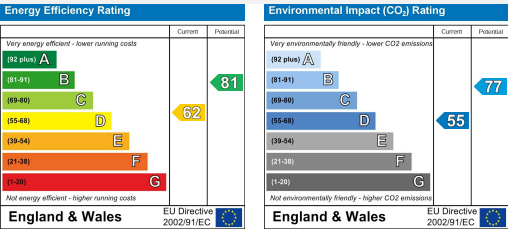
LOCAL AUTHORITY
Herefordshire Council. Telephone 01432 260000

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

ROOM MEASUREMENTS
Ground Floor:
Living Room: 4.83m x 3.46m (15'10" x 11'4")
Kitchen/Dining Room: 7.72m x 4.52m (25'4" x 14'10")
Conservatory/Garden Room: 5.89m x 2.79m (19'4" x 9'2")
Utility Room: 3.66m x 2.44m (12'0" x 8'0")
Bedroom 1: 3.48m x 3.40m (11'5" x 11'2")
Bedroom 2: 3.51m x 2.62m (11'6" x 8'7")
Bedroom 3: 3.61m x 2.06m (11'10" x 6'9")

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 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.