



jackson
property
FOR SALE

14 The Willows, Luston, Leominster, Herefordshire HR6 0DF

4 Bed Semi-Detached Village Property

Fixed Asking Price £269,950



14 The Willows

Luston, Leominster, Herefordshire HR6 0DF

- Extended and Improved Semi-Detached Village Property
- Large Entrance Hallway
- Fitted Kitchen with Appliances and Range Cooker and Attached Boot Room
- Lounge/Diner with Clearview Stove
- 4 Bedrooms and Refitted Family Bathroom
- Double Glazing and Oil Fired Central Heating Throughout
- Garage
- Good Sized Gardens with Rural Aspect to the Rear

Fixed Asking Price
£269,950
Freehold

To arrange a viewing please contact us on

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



LOCATION

14 The Willows is an extended and improved 4 bedroomed semi-detached village property having generous accommodation set over two floors. The property enjoys a wonderful position with ample driveway parking, good sized gardens and backs onto open fields, set in the popular rural village of Luston. The village itself lies about 3 miles from the market town of Leominster where a good range of shopping, recreational and educational facilities can be found.

BRIEF DESCRIPTION

14 The Willows is a good sized and extended 4 bedroomed semi-detached property having generous accommodation set over two floors to include a useful covered porch to the front leading into a generous entrance hallway with stairs off to the first floor. Further doors off the hallway lead to the fitted kitchen. This is a good sized room with fitted units and incorporates a range cooker with hood, fitted dishwasher and microwave and leads through to the utility/boot room with useful larder cupboard and space and facilities for fridge-freezer. The property has a good sized lounge/diner with ample space for entertaining with patio doors opening onto the rear gardens and fitted with a clearview woodburning stove. Upstairs, the property has a landing with 4 bedrooms communicating off and a refitted family bathroom enjoying the far reaching countryside views to the rear and having the benefit of double-glazing and oil-fired central heating throughout.

Outside, the property has a generous driveway to the front and side leading to a single detached garage fitted with light and power and having a good sized garden with paved patio seating area leading to the main section of the garden which is laid to lawn and gravelled area with maturing shrubs and flowering plants and backing onto open countryside with far reaching views to the rear.

The Agents strongly recommend internal inspection to appreciate the size and the setting of this very popular village property and early viewing is recommended.

SERVICES

Mains Electricity, Water & Drainage.
Oil fired central heating.

OUTGOINGS

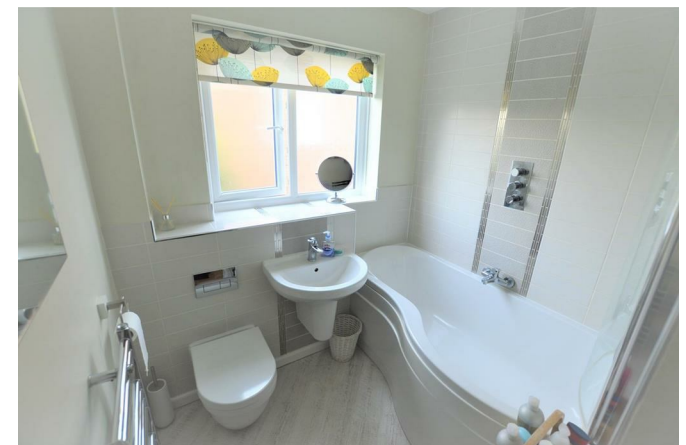
Council Tax Band: D

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

VIEWING

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

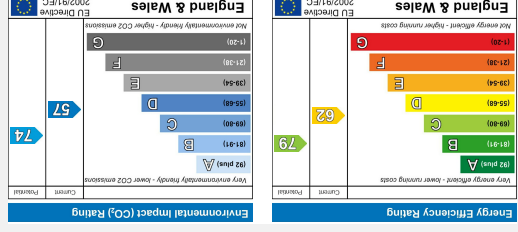


DIRECTIONS

From Leominster proceed on the B4361 signposted Richards Castle continue to the village of Luston and on entering the village, turn left into The Willows, at the T-junction the property can be found immediately in front of you.

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.

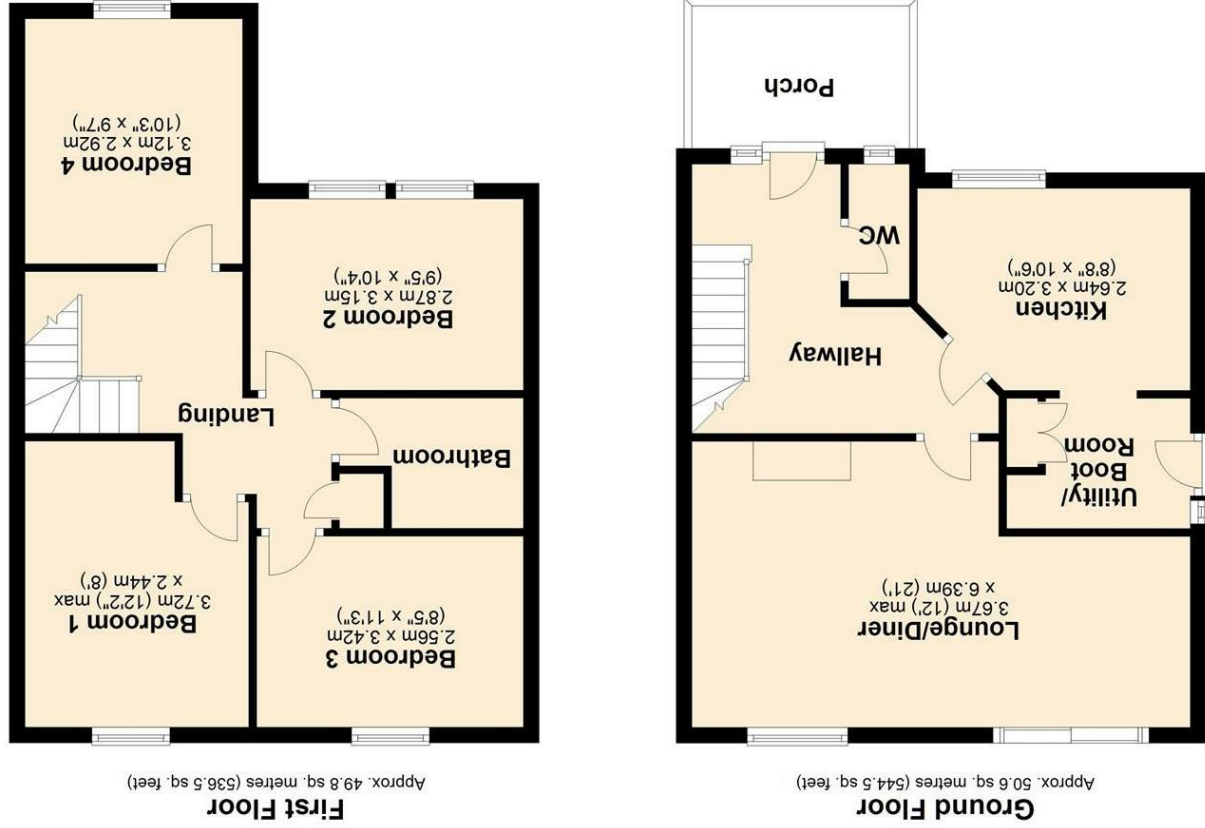
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.



14 The Willows, Luston, Leominster

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

Total area: approx. 100.4 sq. metres (1081.1 sq. feet)



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.