



67 Blanchard Close, Leominster, Herefordshire, HR6 8SH

Semi-detached 3 Bed House In Mature Residential Position

Guide Price £160,000



# 67 Blanchard Close

Leominster, Herefordshire, HR6 8SH

- Set In Mature Residential Location In Market Town Of Leominster
- Modern Style Semi-detached House
- Offering Well Presented, Extended 3 Bedroomed Accommodation
- Fully Double Glazed
- Pleasant Front & Rear Gardens
- Private Parking

*Guide Price*  
**£160,000**  
*Freehold*

To arrange a viewing please contact us on

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



#### LOCATION

The property is situated in a mature residential location on the fringes of the 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 both bus and railway stations. The Cathedral City of Hereford is located approximately 14 miles to the south where a more comprehensive range of amenities can be found.

#### BRIEF DESCRIPTION

This well presented extended semi-detached modern house is approached from the front across a shared central pedestrian pathway giving access to a further pathway leading around to a gated access to the front garden. A upvc double-glazed front door with canopy style porch over then opens to the reception hallway with wall-mounted electric night storage heater and door leading through to the living room with double-glazed window to the front elevation overlooking the pleasant gardens with a further door then leading through to the dining room/study with double-glazed window to the side elevation and double-glazed door giving access also to the side. There is a useful under stairs storage/cloaks cupboard with a wide archway from the dining room leading down via steps to the kitchen which offers a good range of kitchen units to include both base and wall cupboards with a leisure style sink with mixer tap over, planned space for electric cooker, space and plumbing for washing machine and dishwasher and planned space for fridge-freezer. There is a double-glazed window to the rear elevation and double-glazed patio doors opening out to the same.

From the reception hallway a staircase with handrail leads up to the first floor landing with inspection hatch to the roof space with retractable roof ladder, double-glazed window to the side elevation and door to airing cupboard housing the large factory insulated hot water cylinder, immersion heater and also the feed from the solar panels on the roof. Doors then lead off to bedroom 1. with a Velux roof light, wall-mounted night storage heater, display alcove and archway with steps down to the dressing room/cloakroom with fitted pedestal hand wash basin, low flush w.c. space for a wardrobe unit and double-glazed window to the rear elevation taking advantage of the lovely views towards Bircher Common. Bedroom 2. has a double-glazed window to the front elevation, night storage heater fitted and large fitted wardrobes across the one wall. Bedroom 3. includes a built-in single wardrobe fitment across the bulkhead of the stairs. The bedroom is a child's bedroom suitable for a small single bed or cot with double-glazed window to the front elevation. Also on the first floor is the family bathroom with a modern suite of panelled bath with Gainsborough electric shower over, pedestal hand wash basin and low flush w.c. electric heated towel rail/radiator with opaque double-glazed window to the rear elevation.

Outside, the front garden has mature and well-maintained conifer hedging to both sides and front boundary with a patio area to the front providing a pleasant seating area, lawned garden and recently installed timber built garden shed/playhouse. There is gated access to the side with the pathway continuing around to the rear garden, a small garden but provides single parking space with double-opening wrought iron gates, timber built garden shed with some rustic trellising, a slabbed patio area and outside cold-water tap.

#### SERVICES

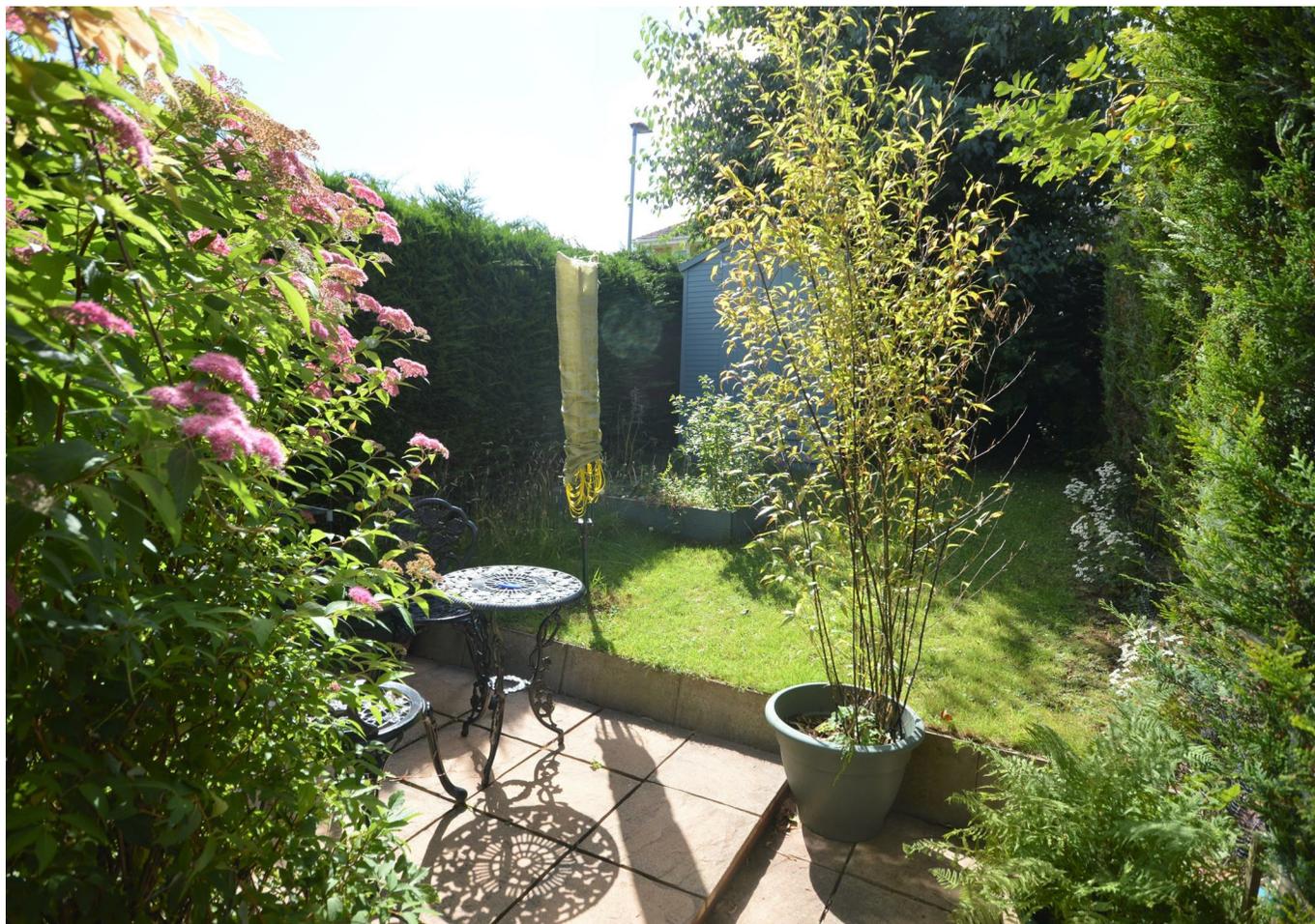
Mains Electricity, Water and Drainage.  
Telephone (Subject to B.T Regulations)  
Mains Gas Available To Front Of Property

#### OUTGOINGS

Council Tax Band: C

#### LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

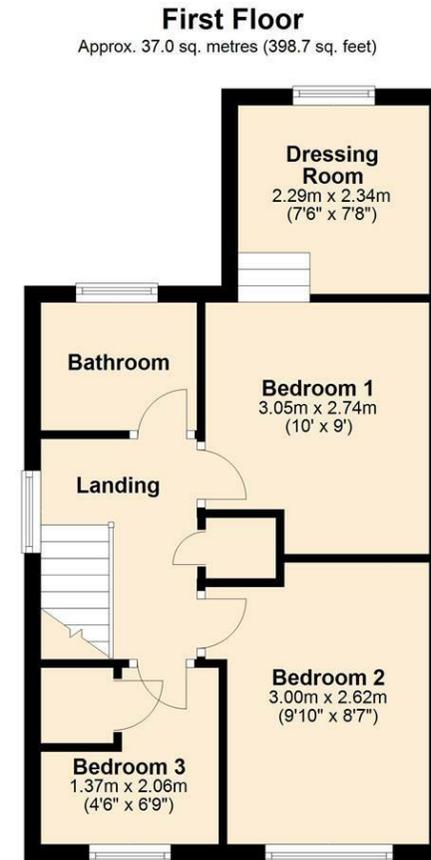


**VIEWINGS**

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

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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.



Total area: approx. 80.4 sq. metres (865.0 sq. feet)

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

**67 Blanchard Close, Leominster**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>81</b>	<b>59</b>	<b>60</b>	<b>40</b>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.