



26 St Botolphs Green, Leominster, Herefordshire HR6 8ER

Modern Well Presented Semi-Detached 4 Bed. Town House.

Asking Price £240,000

**jackson**  
property



# 26 St Botolphs Green

Leominster, Herefordshire HR6 8ER

- Situated on the Southern Fringes of the Market Town of Leominster
- Well Presented Modern Semi-Detached House
- Offering Spacious 4 Bedroomed Accommodation
- En-suite Facilities to the Master Bedroom
- Two Reception Rooms and Modern Kitchen
- Gas Fired Centrally Heated and Fully Double-Glazed
- Pleasant Enclosed Garden to the Rear
- Single Garage and Driveway Parking

*Asking Price*  
**£240,000**  
*Freehold*

To arrange a viewing please contact us on

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





#### LOCATION

St. Botolphs Green, built by Persimmon Homes approximately 15 years ago, is situated on the southern fringes of the market town of Leominster. The town itself offers a comprehensive range of amenities including traditional High Street shops, a number of supermarkets, doctor and dental surgeries, primary and secondary schools, leisure facilities including swimming pool and excellent transport links with both bus and railway station. The larger Cathedral City of Hereford is located approximately 13 miles to the south where a more comprehensive range of facilities can be found.

#### BRIEF DESCRIPTION

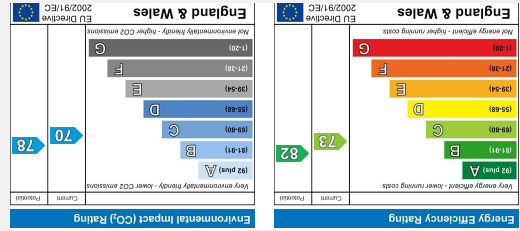
This well presented modern semi-detached house offers fully double-glazed and gas fired centrally heated accommodation set over two floors. Approached to the front via a picket gate opening onto a flagged pathway and leading to the double-glazed front door with canopy style porch over, opening to a spacious reception hallway with useful under stairs recess storage and cloakroom/w.c. off. Doors then lead through to the generous sitting room with double-glazed window to the front elevation and double-glazed double doors opening to the patio and gardens to the rear. Forming a feature to the room is a living flame coal effect gas fire set on a raised hearth with matching surround and mantel over with glazed double doors then leading through to the separate dining room, which also has a double-glazed window overlooking the gardens to the rear, a return door to the reception hallway and a timber framed archway leading through to the kitchen. The kitchen itself offers a comprehensive range of matching base and wall units with ample work surfaces over, inset 4-ring gas hob with extractor hood above and separate electric oven at easy height. There is integrated fridge-freezer and planned space and plumbing for washing machine and dishwasher if so required. There is tiled flooring throughout and double-glazed window overlooking the gardens to the rear and return door to the reception hallway.

A staircase from the reception hallway then leads up to a good size first floor landing with doors off to all rooms to include a master bedroom with built-in his and hers double wardrobes and en-suite shower room. There are three further bedrooms and a well fitted family bathroom.

Outside, the property benefits from a pleasant enclosed rear garden with patio area directly to the back of the property with wooden framed pergola feature over, with the garden itself principally laid to lawn with some shrub/floral borders. From the garden there is gated access opening out to the side of the property where there is a driveway providing parking and a single attached garage (with the garage door having been changed to a personal door).



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.



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.  
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.



26 St Botolphs Green, Leominster  
Total area: approx. 119.8 sq. metres (1289.8 sq. feet)  
These Plans are for Identification and Reference Only.  
Plan produced using Planip.