



The Conifers, Newlands Drive, Leominster, Herefordshire HR6 8PR

Detached Bungalow In Sought After Location

Asking Price £300,000



The Conifers, Newlands Drive

Leominster, Herefordshire HR6 8PR

- Detached Bungalow in Popular Residential Location
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Family Bathroom
- Double-Glazed and Gas Fired Centrally Heated
- Good Sized Gardens to the Front and Rear
- Driveway Parking
- Vacant Possession. Viewing Recommended

Asking Price

£300,000

Freehold

To arrange a viewing please contact us on

t. 01568 610600

info@bill-jackson.co.uk

www.bill-jackson.co.uk



LOCATION

The Conifers is a detached 3 bedroomed bungalow set on a good sized plot with generous accommodation over a single storey being offered for sale with vacant possession and no onward chain and being set in the ever popular Newlands Drive area 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

The Conifers is a detached bungalow having good sized accommodation comprising an entrance hallway leading to an inner hall, a lounge, dining room, fitted kitchen, good sized family bathroom, 3 double bedrooms and integral garage, all benefiting from double-glazing and gas-fired central heating throughout.

The property has good sized gardens to the front and rear, being mostly laid to lawn and having a private aspect with ample driveway parking to the front.

The property is set in the very popular Newlands Drive area of Leominster, being an established residential area of town, situated on a 'No Through Road' and being offered for sale with Vacant Possession and No Onward Chain. The Agents strongly recommend internal inspection to appreciate the size and the setting of the property on offer.

SERVICES

Mains Electricity, Gas, Water & Drainage.
Telephone (Subject to B.T. Regulations).

OUTGOINGS

Council Tax Band: E

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

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



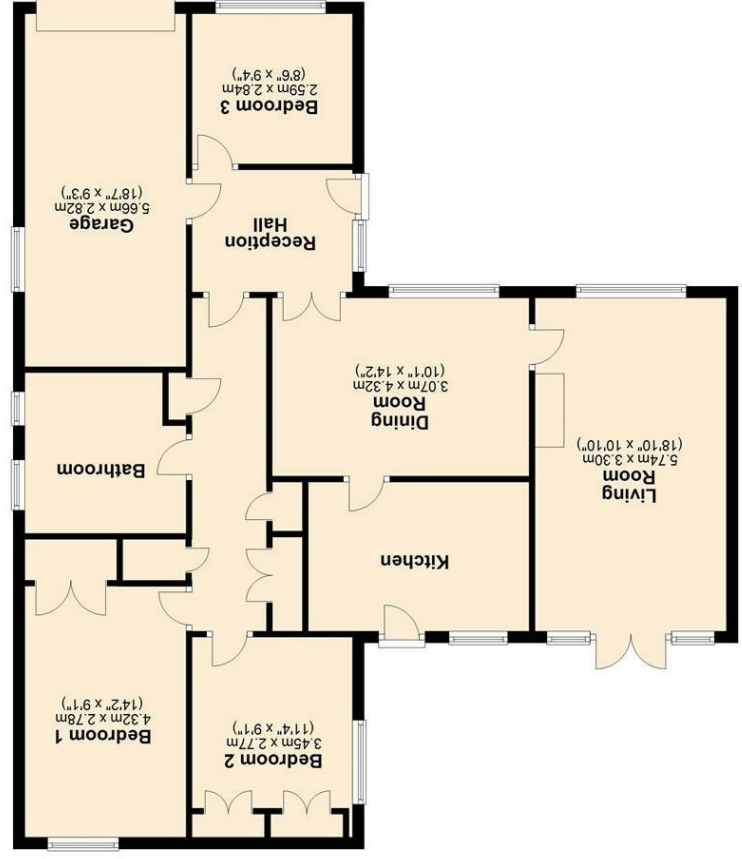
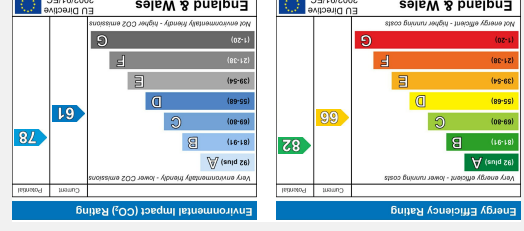
DIRECTIONS

Leave Leominster via Ryelands Road, continue to follow the road, turning right onto Newlands Road and continue turning second left onto Newlands Drive, continue to follow the road along where the property can be located on the right hand side.

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.



Total area: approx. 117.2 sq. metres (1261.0 sq. feet)

The Conifers, Newlands Drive, Leominster

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

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.