



10A Perseverance Road, Leominster, Herefordshire, HR6 8QR

Traditional 3 Bed End Terraced Town House.

Guide Price £185,000



10A Perseverance Road

Leominster, Herefordshire, HR6 8QR

- Situated in Mature Residential No Through Road in the Market Town of Leominster
- Traditional End Terraced Town House
- Offering 3 Bed Accommodation Set Over 3 Floors
- 2 Reception Rooms & En-Suite Shower Room to 3rd Bedroom
- Gas Fired Centrally Heated & Predominantly Double-Glazed
- Pleasant Good Sized Front Garden & Small Courtyard Area to the Rear
- Ample Driveway Parking
- Being Sold With No Onward Chain

Guide Price
£185,000
Freehold

To arrange a viewing please contact us on

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



LOCATION

Perseverance Road is a traditional No Through Road set close to the centre 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 surgery, primary and secondary school, leisure facilities including swimming pool and transport links to include 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 amenities can be found, with the ever popular South Shropshire Historic town of Ludlow also easily accessible.

BRIEF DESCRIPTION

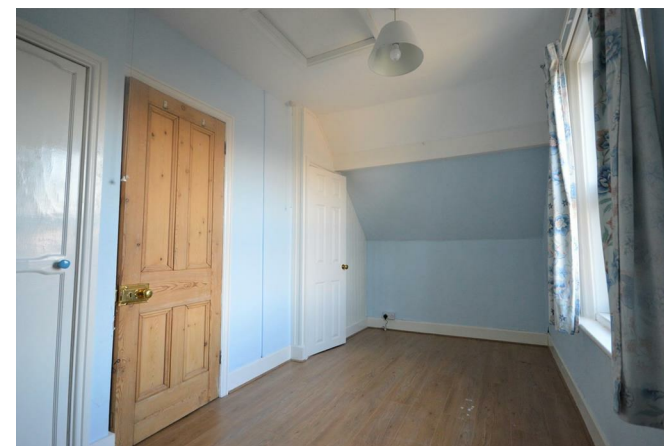
This traditional end terraced town house is approached from the driveway and front garden via a pathway leading down the side of the property to the glazed inset front door which opens to the reception hallway with useful under stairs storage cupboard and staircase leading up to the first floor accommodation. There are stripped wooden doors leading off firstly to the living room with double-glazed window to the front elevation and double-glazed French doors leading out to the side. The room features a lovely central fireplace with solid fuel grate, hearth with wooden surround and mantel above. A further door from the reception hallway leads to the dining room which has double-glazed windows to side and rear elevations and wall-mounted gas fire with surround and mantel above and fitted cupboards to the one side of the chimney breast. A door then opens to steps down to the kitchen which comprises a range of modern matching units to include both base and wall cupboards with rolled edge work surfaces over, inset stainless steel sink, 4 ring gas hob with extractor hood above and separate electric oven. There is planned space for washing machine, double-glazed window to the side elevation and tiled flooring which continues through to a walk-in pantry/cupboard with fitted shelving.

The first floor accommodation, accessed from the stairway from the reception hallway, leads up to the first floor landing with doors off to bedroom 1. to the front elevation with double-glazed windows to two elevations and a further door off the landing to bedroom 2. both having original fireplaces which are currently not in use. Also off the landing is a family bathroom which comprises panelled bath with electric shower over, pedestal hand wash basin and low flush w.c. A staircase then continues up to the second floor where there is a 3rd bedroom with double-glazed window to the side elevation, door to walk-in wardrobe/airing cupboard with cupboard housing the hot water tank. Also off bedroom 3 is an en-suite shower room with shower cubicle with electric shower over, low flush w.c. and sink.

Outside, the property benefits from a driveway leading off Perseverance Road providing ample parking for the property with a gated access to the good sized front lawned garden. A pathway leads down to the front elevation where there is a flagged patio area and a further pathway leading around to the side to the front door. There is a small courtyard area to the rear with timber framed garden shed and secure gated access onto a pedestrian pathway.

SERVICES

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



OUTGOINGS
Council Tax Band: B.

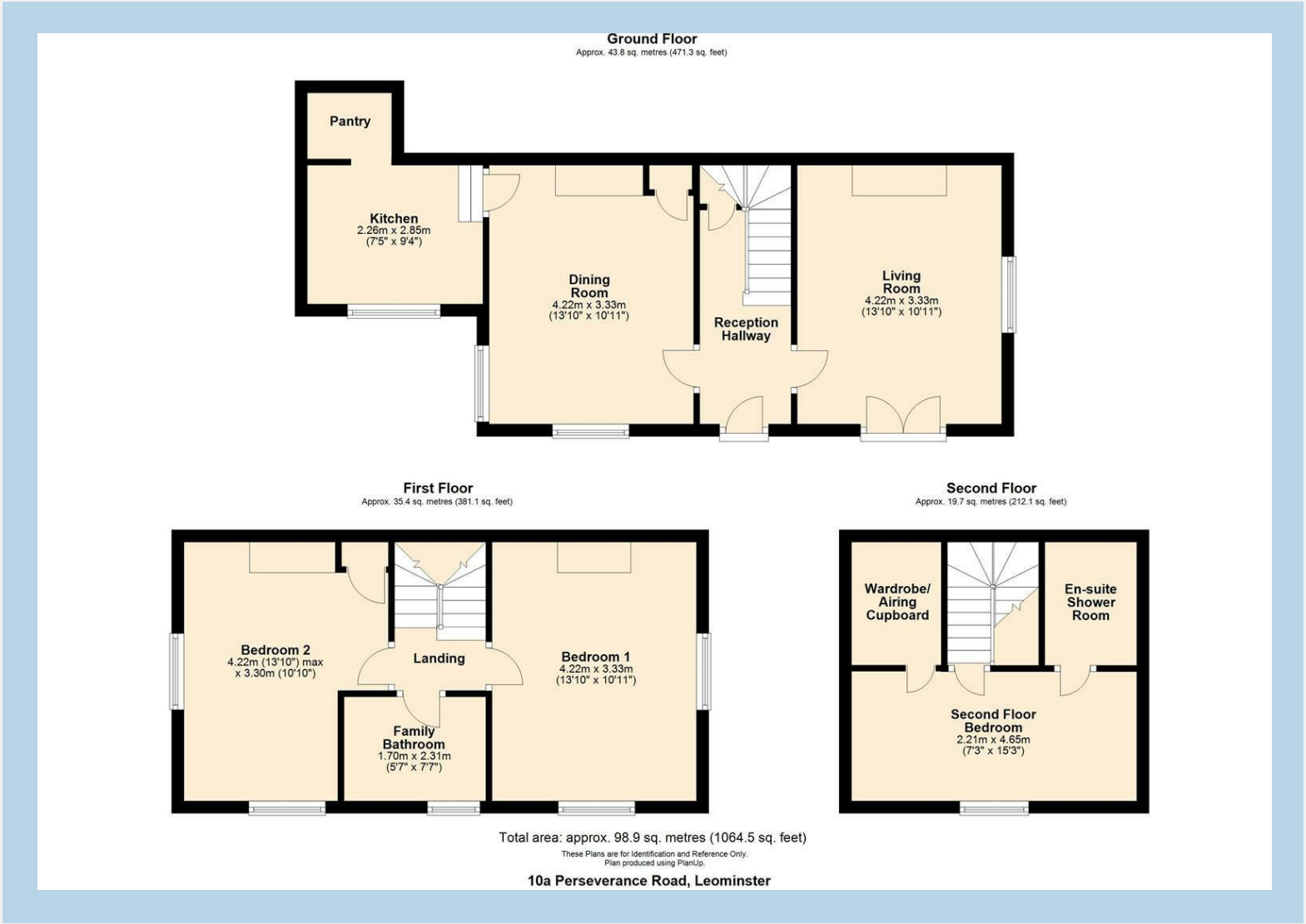
LOCAL AUTHORITY
Herefordshire Council. Telephone 01432 260000.

VIEWING
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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	



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