



2 Gateway Lane, Leominster, Herefordshire HR6 8LF

Traditional Semi-Detached 3 Bed. Town House.

Guide Price £159,950



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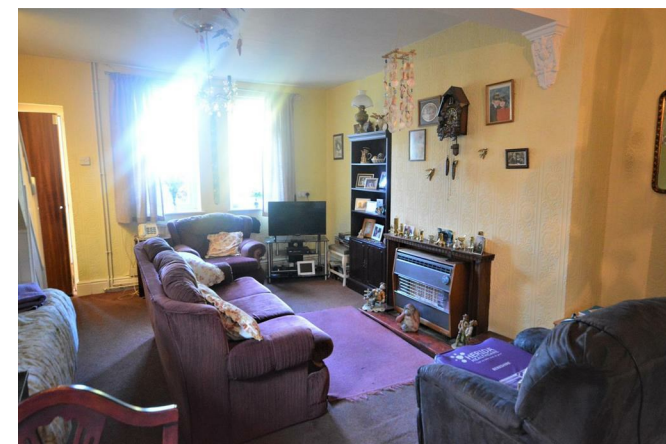
- Situated in the Well Serviced North Herefordshire Market Town of Leominster
- Commanding a Mature Residential Position Convenient to the Town Centre
- Traditional Extended Semi-Detached House Offering 3 Bedroomed Accommodation
- Large Open-Plan Living/Dining Room
- Kitchen & Ground Floor Bathroom
- Gas Fired Centrally Heated
- Benefiting from a Larger Than Average Rear Garden with Garden Shed and Greenhouse
- Being Sold with No Onward Chain



Guide Price
£159,950
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 set on the corner of Gateway Lane, in a mature residential location 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, primary and secondary schools, doctor and dental surgeries, leisure facilities including swimming pool and excellent transport links of both bus and railway stations. The 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 semi-detached house is approached from the front via a gated access leading to the double-glazed front door which opens to an enclosed porch. A further door then leads through to the open-plan spacious living/dining room with double-glazed windows to front and side elevations, 2 panelled radiators and wall-mounted gas fire to the living area. There is ample space for a family dining table and a door then leading through to the kitchen. The kitchen itself comprises a good range of wood fronted units to include both base and wall cupboards with work surfaces over, inset stainless steel sink unit with tiled splashback and planned space for a cooker with extractor hood fitted above and further space for utilities including fridge-freezer and washing machine with plumbing for the same. There is a double-glazed window to the rear with a double-glazed inset door leading out to the same. Off the kitchen, there is a door to an inner hallway with louvred doors to the boiler cupboard housing the Worcester gas fired central heating boiler with wood slatted shelving below and a further door to the ground floor bathroom. The bathroom includes a suite of panelled bath with mixer tap hot and cold with shower attachment, low flush w.c. and pedestal hand wash basin.

The first floor accommodation is accessed via the staircase from the living/dining room which leads up to the first floor landing with doors then off to all 3 bedrooms. Bedroom 1 being a double bedroom with 2 double-glazed windows to the front elevation and built-in wardrobe/cupboard. Bedroom 2 can also accommodate a double bed with double-glazed window to the rear and a further single bedroom with double-glazed window to the rear.

Outside, from the front elevation a gate opens leading to the front door with a path then leading around the side of the property to the larger than average gardens which include a hardstanding patio directly to the back of the property with veranda set over the back door from the kitchen. There is a useful timber framed garden shed and greenhouse. The garden then opens out to a large lawned area with some mature shrubs and trees, together with further lean-to sheds and a useful gated rear access.



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

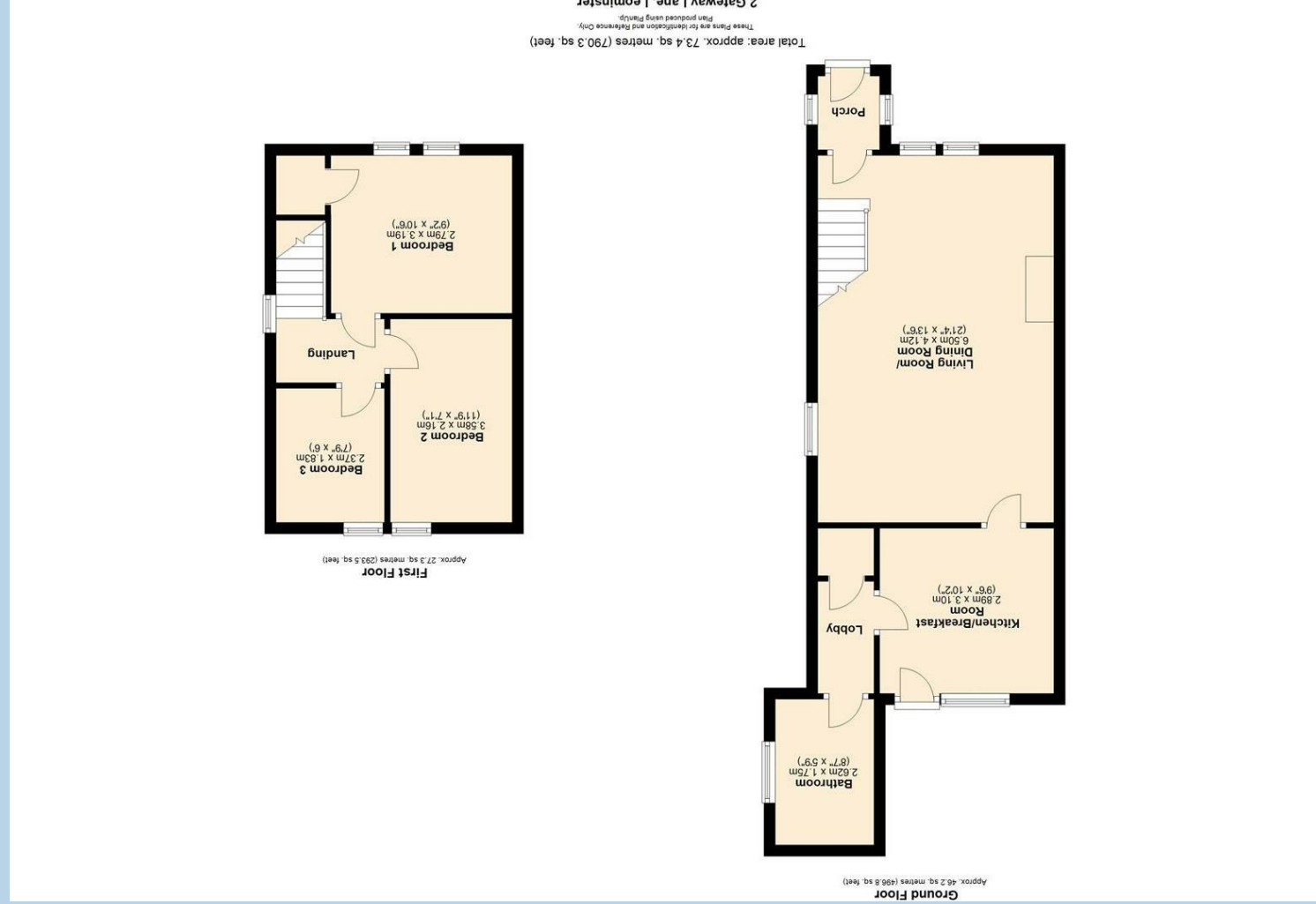
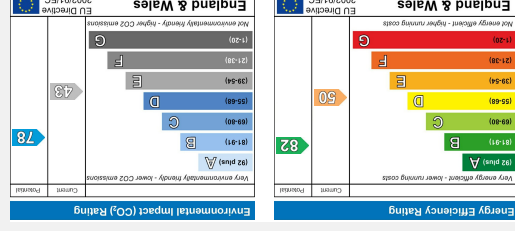
OUTGOINGS
Council Tax Band: B

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.



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