



247 The Mallards, Leominster, Herefordshire HR6 8UJ

Mid-Terraced 2 Bedroomed Town Property

Guide Price £135,500

**jackson**  
property



# 247 The Mallards

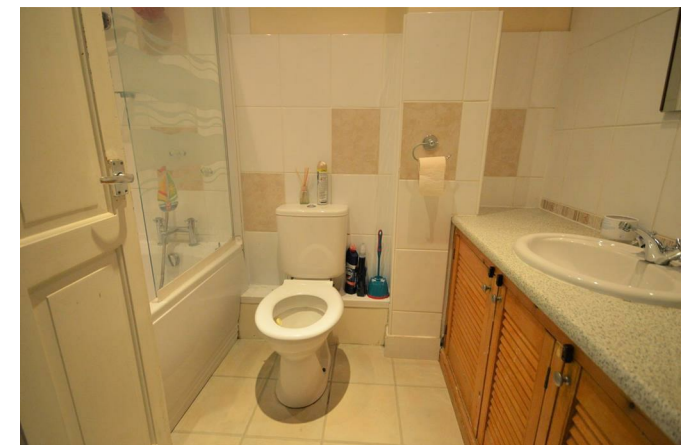
Leominster, Herefordshire HR6 8UJ

- Situated in the Mature Residential Position on the Northern Fringes of the Market Town of Leominster
- A Mid-Terraced House Offering 2 Bedroomed Accommodation
- Gas Fired Centrally Heated and Fully Double-Glazed
- Pleasant Enclosed Rear Garden with a Southerly Aspect
- Allocated Parking Space to the Rear
- Being Sold with No Onward Chain and Vacant Possession

*Guide Price*  
**£135,500**  
*Freehold*

To arrange a viewing please contact us on

t. 01568 610600  
[info@bill-jackson.co.uk](mailto:info@bill-jackson.co.uk)  
[www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)





#### LOCATION

The property is set in a mature residential location on the northern 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, both primary and secondary schools, leisure facilities including swimming pool, doctor and dental surgeries and excellent transport links to include both bus and railway stations. The Cathedral City of Hereford is located approximately 14 miles to the south where a more comprehensive range of facilities can be found, with the ever popular South Shropshire Historic town of Ludlow also easily accessible.

#### BRIEF DESCRIPTION

The property itself comprises a modern style mid-terraced house, approached to the front via a double-glazed front door opening to an enclosed reception area with double-glazed window to the side and a further glazed door leading through to the kitchen/dining room offering a range of base and wall units with ample rolled edge work surfaces to the base units, inset stainless steel single drainer sink unit with mixer tap over. There is a 4-ring gas hob with extractor hood above and separate electric oven and grill fitted below with planned space and plumbing for washing machine and further space for an upright fridge-freezer and there is a corner shelf and wine rack incorporated to the base units. There is ceiling lighting, tiled flooring and panelled radiator with thermostat control, a useful understairs storage cupboard and double-glazed window to the front elevation. Housed in the kitchen is the Worcester gas fired central heating boiler. From the kitchen, a doorway leads through to the living room which has a full length double-glazed door with matching panel to the side opening to the gardens to the rear with ceiling and wall lighting, panelled radiator and ample power points, telephone and television points.

From the kitchen/dining room, a staircase then leads up to the galleried landing which benefits from a linen cupboard with wood slatted shelving and panelled radiator. Doors lead off to both bedrooms with Bedroom 1 comfortably accommodating a double bed with double-glazed window to the rear, a range of inset ceiling downlighters and built-in cupboard/wardrobe and further fitted wardrobes. Bedroom 2 has a double-glazed window to the front elevation, ceiling light, panelled radiator with thermostat control, with a fitted wardrobe/cupboard over the stairwell. Also off the landing is the family bathroom which comprises a suite to include panelled bath with mixer tap over and separate mains shower, low flush w.c. and hand wash basin inset to vanity unit with cupboards below.

Outside, the property has an enclosed southerly facing garden to the rear which includes a decked area directly to the back of the property, which in turn leads to a hard landscaped garden for ease of maintenance, with a timber framed shed to the one corner. There is secure gated access to the rear where there is allocated single parking space within the communal parking.

#### SERVICES

Mains Electricity, Gas, Water & Drainage.

Gas fired central heating

Telephone (Subject to B.T. Regulations)



OUTGOINGS

Council Tax: Band B.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

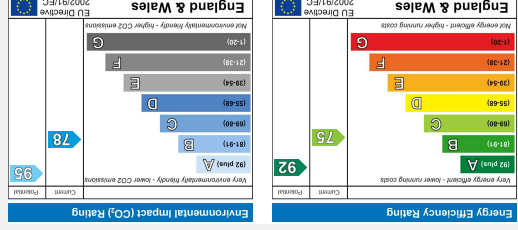
VIEWING

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

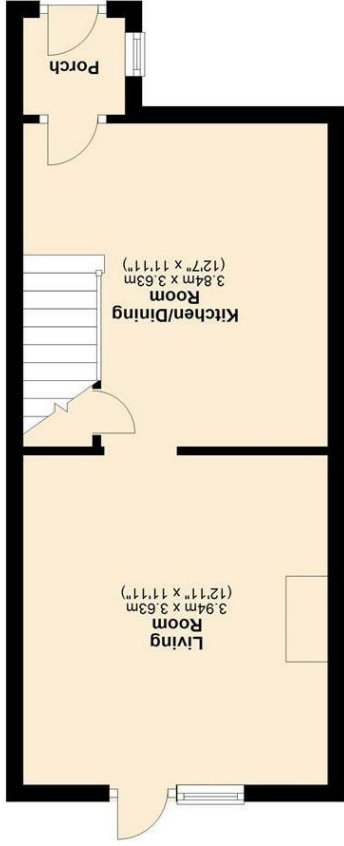
Jackson Property (Leominster)

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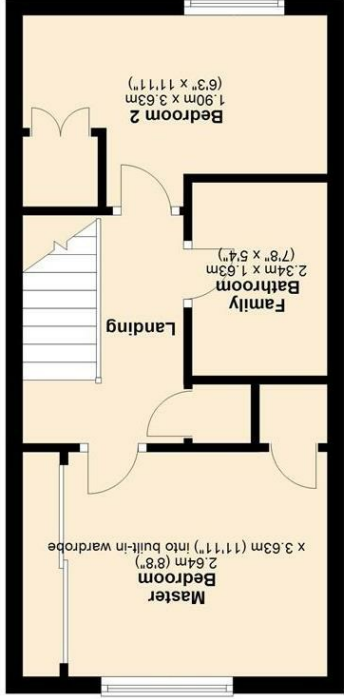
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.



Ground Floor  
Approx. 30.3 sq. metres (325.9 sq. feet)



First Floor  
Approx. 28.7 sq. metres (309.2 sq. feet)



Total area: approx. 59.0 sq. metres (635.1 sq. feet)  
These Plans are for Identification and Reference Only.  
Plan produced using PlanIt.  
247 The Mallards, Leominster

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