



3 Eastmead, Stoke Prior, Leominster, HR6 0RD

Charming Recently Built, End Terraced BORDER OAK Cottage Guide Price £245,000



3 Eastmead Stoke Prior Leominster

HR6 ORD
Guide Price £245,000

LOCATION

Eastmead is set in the idyllic north Herefordshire village of the Stoke Prior which is surrounded by lovely rural countryside. The village itself is very quiet and benefits from an outstanding primary school, village hall, church, part time Post Office and friendly local community. The market town of Leominster is just a couple of miles away and offers a comprehensive range of amenities including a number of supermarkets, traditional high street shops, leisure facilities including swimming pool and good road and rail transport links. The Larger Cathedral City of Hereford is Located a little further to the south.

BRIEF DESCRIPTION

This charming attached cottage has been designed and built by the renowned local builders Border Oak and forms part of an exclusive development of just eight individual Border Oak properties in this tranquil rural location. A flagged pathway leads up to the front door which is framed by an Oak canopy porch and open to the reception hallway which benefits from a cloakroom/wc off. A further door open to the living/dining room which has a double glazed window to the front elevation and double glazed French doors open out to the garden to the rear and wood effect flooring throughout. The room then opens into the kitchen which is fitted with a range of matching Shaker Style units in classic/heritage stone colour with integrated electric oven, induction hob, dishwasher, washing machine and planned space for fridge freezer. A door from the living room then leads to a useful good sized side entrance hall/utility with door opening out to the rear. A stair case from the reception hallway with oak handrail leads up to the first floor landing which has doors leading off to the two double bedrooms with bedroom 2 benefiting from an extensive range of fitted bedroom furnishing to include wardrobes/cupboards and dressing table. The

- Nestled In The Tranquil Rural North Herefordshire Village Of Stoke Prior
- Recently Built Charming 2 Double Bed Attached Border Oak Cottage Forming Part Of An Exclusive Development
- Pleasant Easily Maintained Front & Rear Garden & 2 Allocated Parking Spaces To Rear

family bathroom comprises an attractive suite fitted to include panelled bath with shower attachment over. There is loft access from the landing with retractable ladder with the loft providing good sized storage. Outside the property benefits from a pleasant lawned front garden with a gated access around to the side and rear where there is a large flagged patio area to the back of the property providing a lovely outside seating and dining area. The property also benefits from 2 allocated parking spaces to the rear.

SERVICES

Mains electricity and water, private shared drainage (shared between the 3 properties). Air Source Heat Pump Eco/Low cost heating

OUTGOINGS

Council Tax Band: B

LOCAL AUTHORITY

The Herefordshire Council - 01432 260000

AGENTS NOTES

- 1 - There will be a residents management company for the communal areas and driveway that will be between the 8 properties
- 2 - The property come with a ten year warranty - 9 Year Remaining.

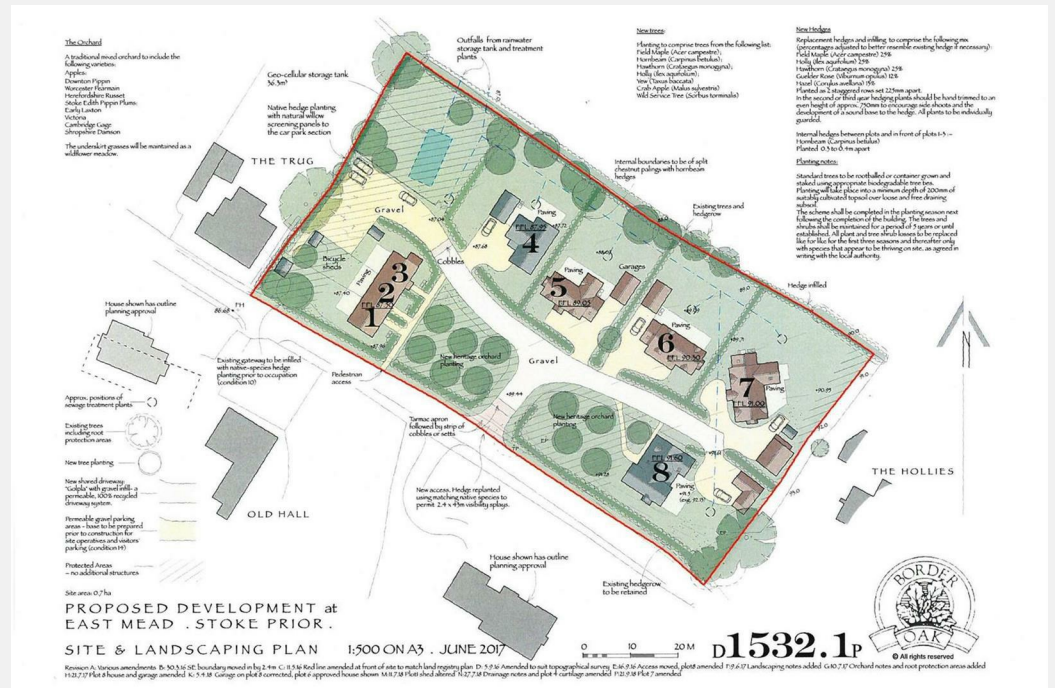
VIEWINGS

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

DIRECTIONS

From Leominster proceed East on the A44 Worcester Bromyard Road, take the first turning right, signposted Stoke Prior. Continue along this road into the village of Stoke Prior, at the T Junction turn left signposted Humber & Risbury, continue along this lane for a quarter of a mile where the entrance to Eastmead will be found on your left 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.

Energy Efficiency Rating	
EU Directive 2002/91/EC	Current Potential
Very energy efficient - lower running costs	
A	(92-100)
B	
C	(81-91)
D	
E	(69-80)
F	(55-68)
G	(39-54)
Very energy inefficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
A	(10-40)
B	(41-45)
C	(46-55)
D	(56-65)
E	(66-75)
F	(76-90)
G	(91-120)
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

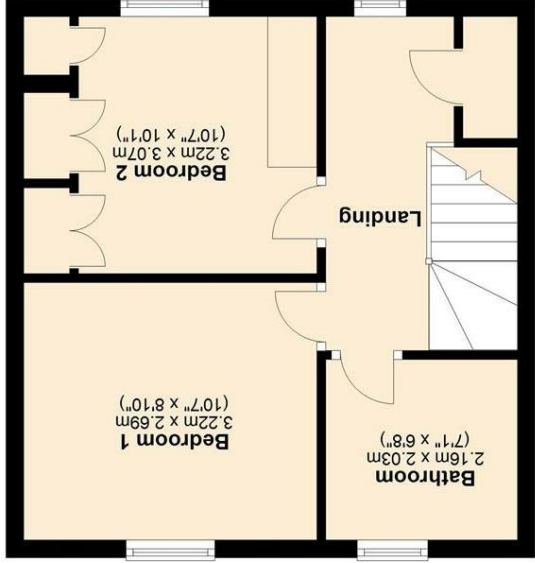
3 Broad Street, Leominster, Herefordshire, HR6 8BT
info@bill-jackson.co.uk www.bill-jackson.co.uk t: 01568 610600

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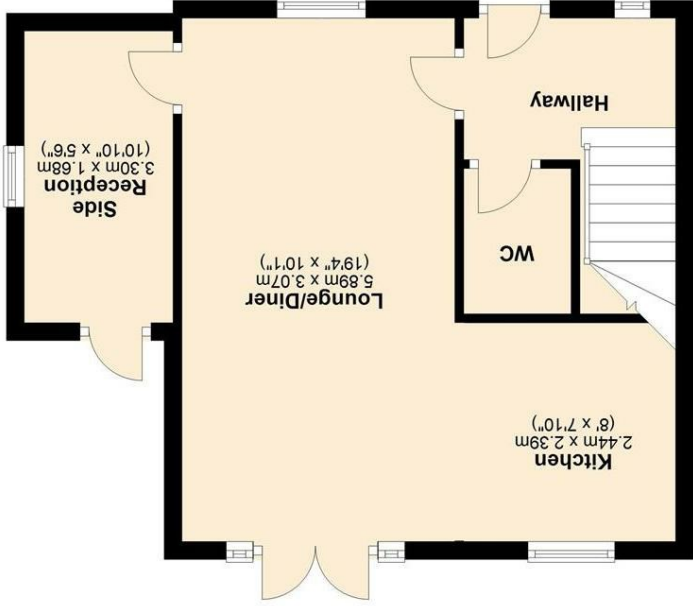
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These Plans are for Identification and Reference Only.
Plan produced using PlanIP.

Total area: approx. 71.4 sq. metres (768.3 sq. feet)



First Floor
Approx. 32.8 sq. metres (352.6 sq. feet)



Ground Floor
Approx. 38.6 sq. metres (415.7 sq. feet)