



2 Battlebridge Close, Leominster, Herefordshire HR6 8TJ

Modern Well Presented 3 Bed Detached House.

Guide Price £235,000

jackson
property

2 Battlebridge Close

Leominster, Herefordshire HR6 8TJ

- Situated in Mature & Convenient Residential Location Close to the Centre of the Market Town of Leominster & also Convenient to the Train Station
- A Modern Well Presented Detached House
- Offering 3 Bedroomed Accommodation with En-suite to Master Bedroom
- Living Room & Separate Dining Room
- Kitchen, Utility Room & Downstairs Cloakroom
- Gas-Fired Centrally Heated & Fully Double-Glazed
- Block-Paved Driveway Providing Ample Parking & Single Garage
- Pleasant Enclosed Easily Maintained Rear Garden with Useful Garden Sheds

Guide Price
£235,000
Freehold

To arrange a viewing please contact us on

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



LOCATION

Battlebridge Close is a mature and popular residential location, convenient to the local general stores and also within easy walking distance of the town centre as well as the railway station. The town itself offers an excellent range of amenities including a number of High Street shops, supermarkets, doctor and dental surgery, primary and secondary school and leisure facilities including swimming pool. The larger 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 to hand.

BRIEF DESCRIPTION

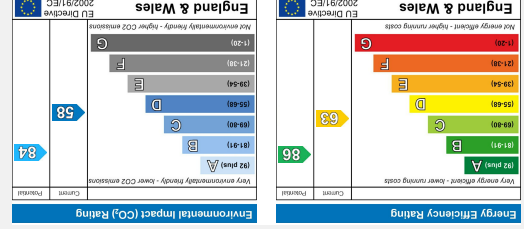
This well presented detached modern house offers gas-fired centrally heated and fully double-glazed accommodation set over two floors. Approached from the block-paved driveway, a double-glazed front door opens to a good sized enclosed porch with further double-glazed door then leading through to the reception hallway. Doors then lead off to a good sized family living room with double-glazed sliding patio door opening out to the gardens to the rear, with the benefit of a separate dining room to the front. The kitchen offers a range of matching base and wall units with stainless steel single drainer one and a half bowl sink unit with tiled splashback. There is planned space for a cooker with extractor hood above and electric cooker point, with double-glazed window overlooking the gardens to the rear. An archway off the kitchen leads to a useful utility room with further work surfaces and inset single drainer stainless steel sink. There is space and plumbing for washing machine and additional space for tumble dryer and fridge-freezer, further cupboard/storage space and double-glazed door opening out to the garden. The gas-fired central heating boiler is situated in the utility room.

The first floor accommodation is accessed via a staircase from the reception hallway leading up to galleried landing with doors then off to the master bedroom. This is a pleasant double bedroom with built-in double wardrobe, double-glazed window overlooking the gardens to the rear and a door leading to an en-suite shower room with enclosed shower cubicle with mains shower over, low flush w.c. and pedestal hand wash basin. Bedroom 2 can also accommodate a double bed, benefiting from built-in double wardrobe with hang rail and shelf above and double-glazed window to the front elevation. There is also a third single bedroom and family bathroom which comprises a suite to include panelled bath with mixer tap over with separate mains shower above, low flush w.c. and hand wash basin with opaque double-glazed window to the rear elevation.

Outside, there is a block-paved driveway providing ample off-road parking, which in turn leads to the Single Integral Garage measuring 16'7" x 7'10" (5.06m x 2.39m) with up and over door, additional mezzanine style storage area, power and lighting. The front garden is hard landscaped for ease of maintenance and secure gated access to the one side which leads to the fully enclosed rear garden which is laid to flagged paving, again for ease of maintenance, with a circular raised floral central bed with rose and further raised floral and shrub borders. The garden is primarily walled with timber close-clad fencing. There is an external cold water tap and two Timber Framed Garden Sheds/Workshops measuring 7'11" x 5'10" (2.41m x 1.78m) with power and light. There is also a second shed providing additional storage.



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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.

particulars.
correctness of each of the statements contained in these particulars.
must satisfy himself by inspection or otherwise as to the whatsoever in relation to this property. Any intending purchaser they do not make or give any representation or warranty relied upon as statements or representations of fact and that property are made without responsibility and are not to be that all statements contained in these particulars as to this be correct, do not constitute any part of an offer of contract, they are, give notice that these particulars, although believed to for themselves and the vendors of the property, whose agents Jackson Property (Leominster)

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

Herefordshire Council. Telephone 01432 260000.

LOCAL AUTHORITY

OUTGOINGS - Council Tax Band: D.

Telephone (Subject to B.T. Regulations).

SERVICES
Mains Electricity, Gas, Water & Drainage
Gas-fired central heating

