



39 Danesfield Drive, Leominster, Herefordshire, HR6 8HP

Detached 2 Bed Bungalow in Elevated Position

Chain Free £199,950



# 39 Danesfield Drive

Leominster, Herefordshire, HR6 8HP

- Detached Bungalow in Elevated Quiet Position
- 2 Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Refitted Shower Room
- Double-Glazing and Gas-Fired Central Heating
- Garage and Driveway
- Gardens
- Vacant Possession and No Onward Chain

*Chain Free*  
*£199,950*  
*Freehold*

To arrange a viewing please contact us on

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



#### LOCATION

39 Danesfield Drive is a detached 2 bedroomed bungalow set in a quiet elevated position on the outskirts of the popular market town of Leominster. The town itself offers a comprehensive range of amenities, including a number of traditional High Street shops, supermarkets, leisure facilities including swimming pool, primary and secondary school, doctor and dental surgery and excellent transport links to include bus and railway station. The larger Cathedral City of Hereford is located approximately 14 miles to the south where a more comprehensive range of facilities can be found.

#### BRIEF DESCRIPTION

39 Danesfield Drive is a detached bungalow offering accommodation over a single storey to include an entrance hallway, fitted kitchen, a good-sized lounge/diner, a refitted shower room, 2 double bedrooms and benefiting from double-glazing and gas-fired central heating throughout.

Outside, the property has gardens to the front and rear with ample driveway parking to the side leading to a sectional detached garage.

The Agents strongly recommend internal inspection to appreciate the elevated setting of the property which is being offered for sale with Vacant Possession and No Onward Chain.

#### SERVICES

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

#### OUTGOINGS

Council Tax Band: C.

#### LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

#### VIEWINGS

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

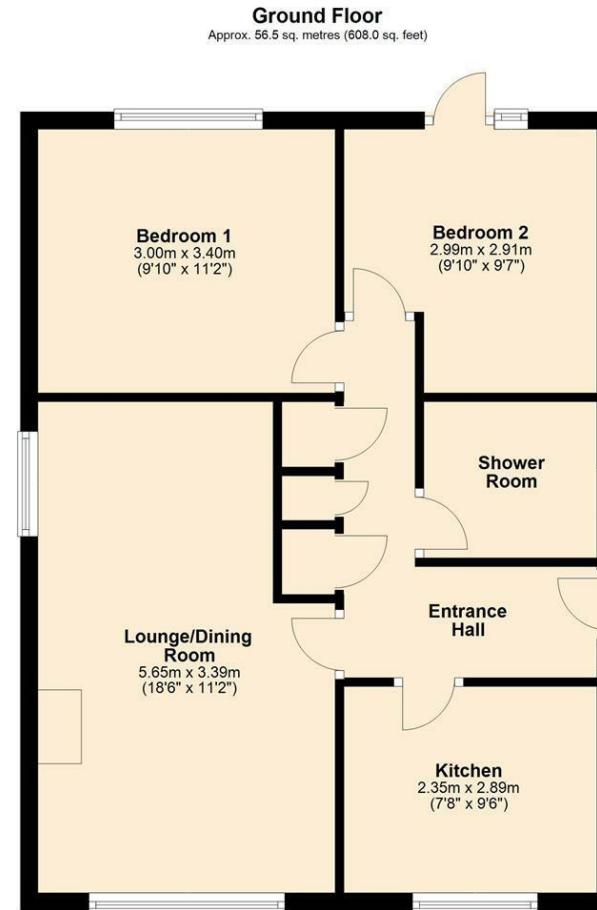


**DIRECTIONS**

Leave Leominster via Ryelands Road, continue to follow the road up turning right onto Newlands Road, follow the road along taking the third left hand turning into Danesfield Drive, continue to follow the road along, bearing off slightly to the left where the property can be located on the 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.



Total area: approx. 56.5 sq. metres (608.0 sq. feet)

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

**39 Danesfield Drive, Leominster**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
 (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	88	 (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	65
England & Wales EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	EU Directive 2002/91/EC

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.