



21 The Rugg, Leominster, Herefordshire, HR6 8TE

Detached 3 Bed House Set In Sought After Cul-De-Sac Location

Chain Free £249,950



21 The Rugg

Leominster, Herefordshire, HR6 8TE

- Set On The Fringe Of The Charming North Herefordshire Market Town Of Leominster
- In A Quiet Cul-De-Sac Position With Views Over The Neighbouring Countryside
- A Detached House With The Benefit Of Gas Fired Central Heating
- Offering 3 Bedroomed Accommodation Including 2 Ground Floor Reception Room
- Ample Driveway Parking, Single Attached Garage & Store Room To The Side
- Pleasant Front & Rear Gardens With Westerly Aspect To Rear Benefiting From Afternoon/Evening Sun
- Being Sold With No Onward Chain

Chain Free
£249,950
Freehold

To arrange a viewing please contact us on

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



LOCATION

The Rugg is an extremely popular residential cul-de-sac nestled on the fringes of the market town of Leominster overlooking neighbouring countryside. 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

This delightful property is approached via a pathway across the front garden leading to the front door which benefits from a canopy style porch over and opens to the reception hallway, doors lead off to the pleasant family living room with dual front and rear aspect benefiting from both morning and afternoon sun including patio door opening out to the rear garden. The room benefits from a brick ornamental fire place with electric fire, ceiling and wall lighting and exposed ceiling timbers. The property also benefits from a separate dining room with a window to the front elevation and downstairs cloakroom/wc. The kitchen located to the rear offers a range of base and wall units with planned space for appliances with a window overlooking the garden to the rear and door leading out to the same.

The first floor accommodation is accessed from a staircase from the reception hallway leading to the first floor landing. The property benefits from three bedrooms, two double and a single with separate family bathroom.

Outside the property is set in a sought after elevated position in its own good sized plot with views towards the Welsh hills and neighbouring countryside, benefiting from a private driveway providing ample parking and leading to an attached single garage with electric roller shutter door, power and lighting and rear door to the garden. In addition to this there is an excellent attached brick built building to the side of the garage providing additional storage with power and light fitted.

The front garden is laid principally to lawn with some mature shrubs and ornamental tree with a secure gated access to the side of the house leading to the rear garden. The garden to the rear benefits from a westerly aspect so gets the sun all afternoon and is attractively landscaped, again laid principally to lawn with raised floral beds and borders.

The property offers the opportunity to make a lovely family home with the space and opportunity to potentially extend subject to the appropriate planning permissions.

SERVICES

All Mains Services Are Connected: Electricity, Gas, Water & Drainage.

OUTGOINGS

Council Tax Band: To Be Confirmed

LOCAL AUTHORITY

Herefordshire Council. Tel. 01432 260000



VIEWINGS

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

DIRECTIONS

Proceed along Green Lane from Leominster town centre, turning right at the top of Green Lane into The Rugg, continue to follow the road around to the bottom where the property can be located on the left hand side as indicated by the agents For Sale board.

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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.

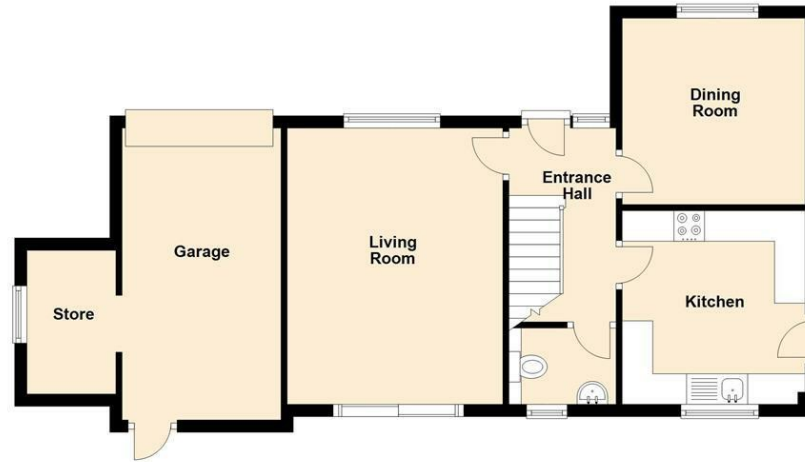
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification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

ROOM MEASUREMENTS

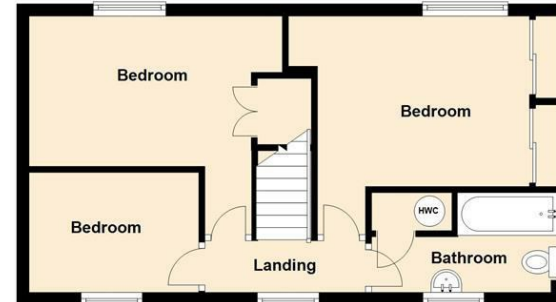
- LIVING ROOM - 10'2 x 9'10 (3.10m x 3m)
- DINING ROOM - 15'8 x 11'7 (4.78m x 3.53m)
- KITCHEN - 10'5 x 10'0 (3.18m x 3.05m)
- BEDROOM 1 - 13'0 x 9'3 (3.96m x 2.82m)
- BEDROOM 2 - 12'0 x 8'2 (3.66m x 2.49m)
- BEDROOM 3 - 9'3 x 6'6 (2.82m x 1.98m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
66	86	62	85

Ground Floor
Approx. 60.2 sq. metres (647.9 sq. feet)



First Floor
Approx. 39.3 sq. metres (422.5 sq. feet)



Total area: approx. 99.5 sq. metres (1070.5 sq. feet)

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.