



15 Perseverance Road, Leominster, Herefordshire HR6 8QR

Delightful Detached Period Property

O.I.R.O £229,950

jackson
property

15 Perseverance Road

Leominster, Herefordshire HR6 8QR

- Detached Period Property Delightfully Presented Throughout
- Living Room with Multi-Fuel Stove
- Dining Room
- Fitted Kitchen with Doors Opening onto the Gardens
- Useful Utility Room and Downstairs Cloakroom
- Landing and 2 Double Bedrooms
- Useful Covered Storage Area to the Side
- Delightful Landscaped Gardens to the Rear with Useful Workshop/Shed
- Off-Road Driveway Parking
- Double Glazing and Gas Central Heating Throughout

O.I.R.O
£229,950
Freehold

To arrange a viewing please contact us on

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



LOCATION

15 Perseverance Road is a delightful detached period property, lovingly well presented by the owners and offering comfortable accommodation over two floors with good sized gardens and driveway parking. The property is situated right in the heart 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, doctor and dental surgeries, primary and secondary schools, leisure facilities including swimming pool and excellent transport links including railway station. The larger Cathedral City of Hereford is located approximately 13 miles to the south where a more comprehensive range of amenities can be found and the popular South Shropshire Historic town of Ludlow is also close to hand.

BRIEF DESCRIPTION

15 Perseverance Road is a delightful detached property which is very well presented throughout with generous accommodation over two floors to include: a living room with feature fireplace and inset multi-fuel stove and double-glazed bay windows to the front. There is a dining room, again with bay windows to the front and ample space for dining and entertaining. This leads through to the well-appointed and good sized kitchen with a range style cooker and doors leading out onto the rear garden. There is a useful utility room which is of a good size with base units and work surfaces over, sink, plumbing for washing machine and windows to the side. The boiler for the central heating system is housed in here. This leads through to a useful cloakroom with low level w.c. and hand wash basin. A further door leads to a useful covered side passage area ideal as garden storage with stable door leading out onto the rear gardens. To the first floor there is a landing with double-glazed windows to the rear overlooking the gardens, two double bedrooms and a refitted family bathroom.

Outside, one of the main features of the property is the delightful rear garden which has a raised seating area, a very useful timber garden store/storage shed, good sized lawned areas with maturing shrubs and flowering plants. The property also benefits from a substantial timber workshop/shed to the top of the garden. The garden is enclosed on all sides by fencing and fencing. To the front of the property there is also a very useful private driveway to the front.

The Agents strongly recommend internal inspection to appreciate the quality and the character of the property on offer.

SERVICES

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

OUTGOINGS

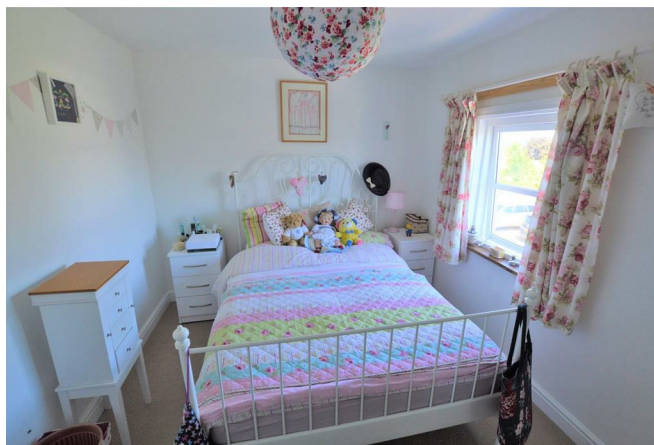
Council Tax Band: C

LOCAL AUTHORITY

Herefordshire Council. Tel. 01432 260000

VIEWING

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



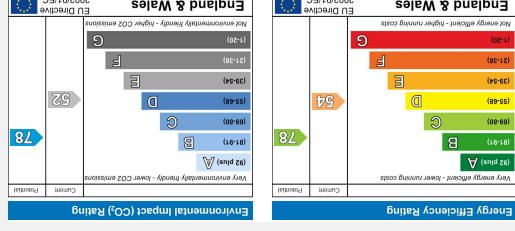
DIRECTIONS

Leave Leominster along Bargates, take first turning right into Perseverance Road, follow the road along where the property can be located on the left hand side.

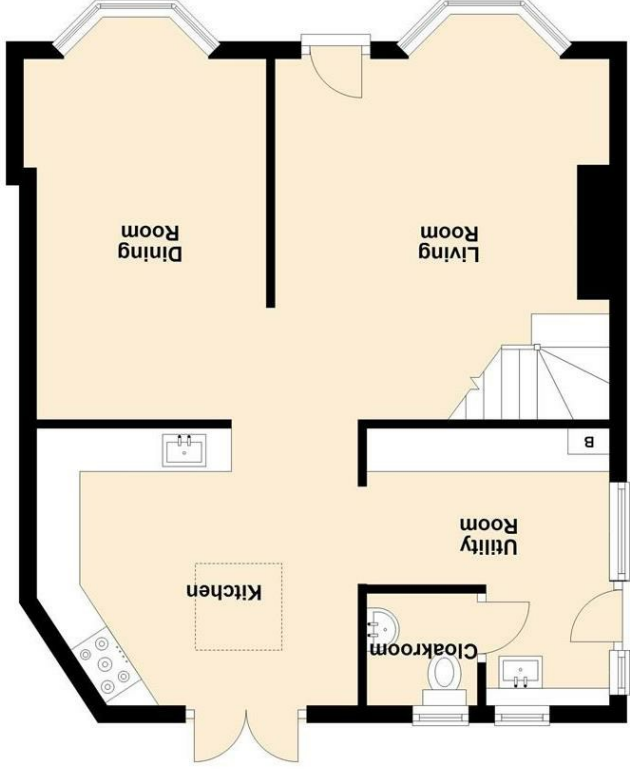
Jackson Property (Leominster)
for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made 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.

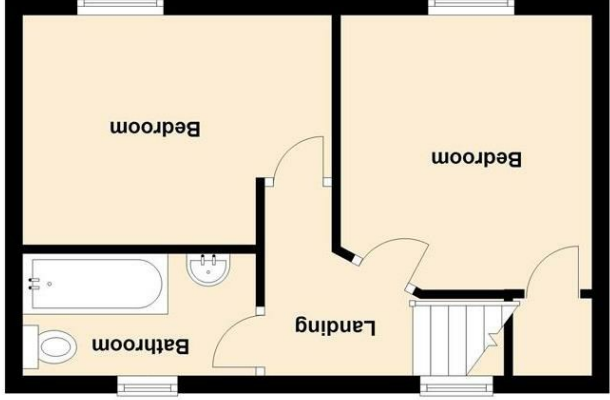
ROOM MEASUREMENTS
LIVING ROOM - 13'8 x 12'8 (4.17m x 3.86m)
DINING ROOM - 16'7 max x 8'8 (5.05m x 2.64m)
KITCHEN - 12' x 9'11 (3.66m x 3.02m)
BEDROOM 1 - 10'5 x 9'7 (3.18m x 2.92m)
BEDROOM 2 - 11'8 x 8'8 (3.56m x 2.64m)



Ground Floor
Approx. 49.5 sq. metres (533.3 sq. feet)



First Floor
Approx. 27.4 sq. metres (295.3 sq. feet)



Total area: approx. 77.0 sq. metres (828.7 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.