



269 Ridgemoor Road, Leominster, Herefordshire HR6 8UJ

2 Bed. Semi-Detached Property Close to Town Centre

Guide Price £159,500



269 Ridgemoor Road

Leominster, Herefordshire HR6 8UJ

- Delightful 2 Bedroomed Semi-Detached Property
- Fitted Kitchen
- Good Sized Living Room
- Delightful Conservatory/Dining Room
- 2 Bedrooms
- First Floor Bathroom
- Garage with Storage Above
- Driveway Parking
- Front and Rear Gardens
- Double-Glazed and Gas Fired Centrally Heated

Guide Price
£159,500
Freehold

To arrange a viewing please contact us on

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



LOCATION

269 Ridgemoor Road is a delightful 2 bedroomed semi-detached property which has been updated and improved by the current owners to offer very comfortable accommodation which would ideally suit a first time buyer or retired couple as it is located on the fringes of the Mallards development in close proximity to the market town of Leominster. The town itself offers a comprehensive range of amenities including traditional High Street shops, a number of supermarkets, both primary and secondary schools, leisure facilities including swimming pool, doctor and dental surgeries and excellent transport links to include both bus and railway stations. The 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 accessible.

BRIEF DESCRIPTION

269 Ridgemoor Road is a good sized 2 bedroomed property having accommodation over two storeys to include: a useful entrance porch leading into an entrance hallway with stairs off to the first floor. The kitchen is well fitted with a good range of units with fitted oven and hob and ample space for fridge and washing machine. There is a good sized lounge which is light and airy having double-glazed French doors opening onto the lovely conservatory to the rear which is double-glazed throughout, overlooking the gardens, ideal for entertaining or dining. To the first floor there is a landing with 2 bedrooms and family bathroom which is fitted with a modern suite, all benefiting from double-glazing and gas-fired central heating throughout.

Outside, the property has a lawned garden to the front with ample driveway parking. To the rear of the property there is a paved seating area leading to a lawned garden which is bordered by panel fencing and has access to the garage door to the rear. There is also an additional raised area to the garden which could either be a play area for children or would make a good sized raised vegetable plot.

The Agents strongly recommend early inspection to appreciate this delightful little property which is being offered for sale with Vacant Possession and No Onward Chain.

SERVICES

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

OUTGOINGS

Council Tax Band: B

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

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



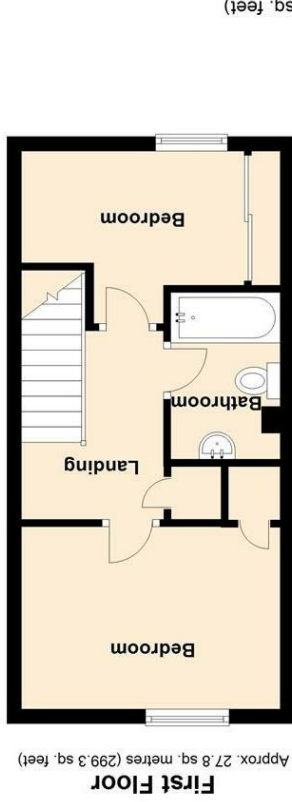
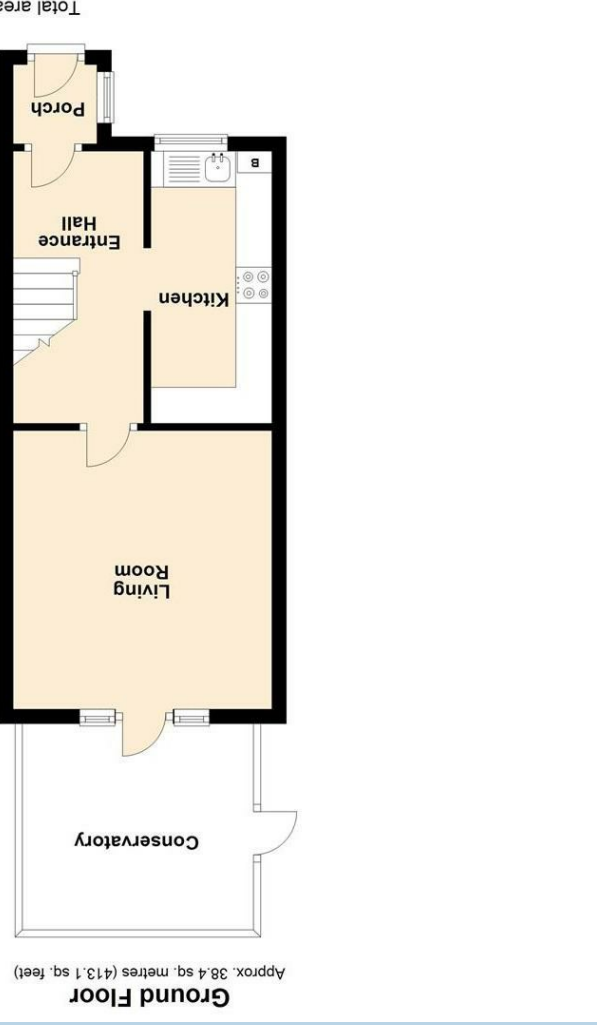
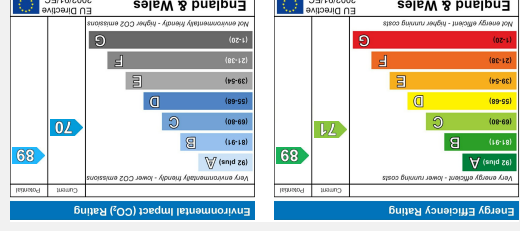
DIRECTIONS

Leave Leominster on the old Ludlow road, continue to follow the road along taking the last right hand turn onto The Mallards. Continue to follow the road down where the property can be located on the right 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
- LOUNGE/DINING ROOM - 12'7 x 11'9 (3.84m x 3.58m)
- KITCHEN - 12'3 x 5'3 (3.73m x 1.60m)
- CONSERVATORY - 11'0 x 10'0 (3.35m x 3.05m)
- BEDROOM 1 - 11'9 x 8'4 (3.58m x 2.54m)
- BEDROOM 2 - 9'8 x 6'2 (2.95m x 1.88m)



Total area: approx. 66.2 sq. metres (712.3 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.