



15 Hill View, Leominster, Herefordshire, HR6 8RJ

Well-Presented 2 Bed End Terraced Property

Guide Price £145,000

jackson
property

15 Hill View

Leominster, Herefordshire, HR6 8RJ

- Situated On The Fringes of Market Town of Leominster.
- Modern Style End-of Terrace House.
- Offering 2 Bedroomed Accommodation.
- Living Room with Woodburning Stove & Modern Fitted Kitchen/Diner.
- Fully Double-Glazed & Electric Heating
- Pleasant, Easily Maintained Gardens.
- Benefiting From an Allocated Single Parking Space.

Guide Price
£145,000
Freehold

To arrange a viewing please contact us on

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



LOCATION

Hill View is located on the western fringes of the market town of Leominster. The town itself offers a comprehensive range of amenities including a number of traditional High Street shops, supermarkets, primary and secondary school, leisure facilities including swimming pool, doctor and dental surgeries and good transport links to include both bus and railway station. The larger Cathedral City of Hereford is located approximately 13 miles to the south with the ever popular South Shropshire Historic town of Ludlow also easily accessible.

BRIEF DESCRIPTION

The property is approached via a flagged pathway to the front upvc double-glazed door which opens to a reception hallway with ceiling light and wall-mounted electric night storage heater. There is newly fitted wood-effect laminate flooring which continues through to the good-sized family living room which has a upvc double-glazed window to the front elevation and forming a lovely feature to the room is a woodburning stove set on a quarry tiled hearth with wooden mantel above. There is a door giving access to a useful under stairs storage cupboard and a further door leading through to the kitchen/diner. The kitchen itself offers a range of modern matching base and wall units with wood-effect rolled edge work surfaces to the base units and inset sink. There is a freestanding electric cooker which will be included in the sale and further planned space for a fridge, separate freezer and washing machine with plumbing for the same. The room has tiled flooring, upvc double-glazed window overlooking the gardens to the rear and a upvc double-glazed door leading to the same.

A staircase from the reception hallway leads up to the first floor landing where there is access to loft space and doors leading off to bedroom 1. A spacious double bedroom with double-glazed window overlooking the garden to the front, wall-mounted electric night storage heater and door to a built-in wardrobe with hang rail and shelving above. Bedroom 2 has a double-glazed window to the rear, wall-mounted electric panel heater and airing cupboard with factory insulated hot water cylinder and wood slatted shelving. The bathroom comprises a modern suite to include panelled bath with separate electric shower over, low flush w.c. and hand wash basin, tiled flooring, chrome electric towel radiator and opaque double-glazed window to the rear elevation.

Outside, the property benefits from a lawned front garden with flagged pathway to the front door. To the rear there is an easily maintained enclosed gravelled courtyard garden with a small timber-framed shed and wood store to the side and secure gated access to the rear. The property also benefits from its own allocated single parking space to the rear of the property.

SERVICES

Mains Electricity, Water & Drainage.
Woodburning Stove to the Living Room and Electric Heating
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

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

GROUND FLOOR

LIVING ROOM - 12'11 x 12'1 (3.94m x 3.68m)

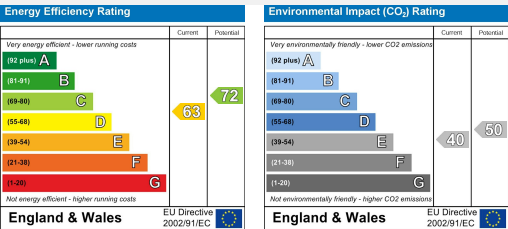
KITCHEN - 15'4 x 6'9 (4.67m x 2.06m)

FIRST FLOOR

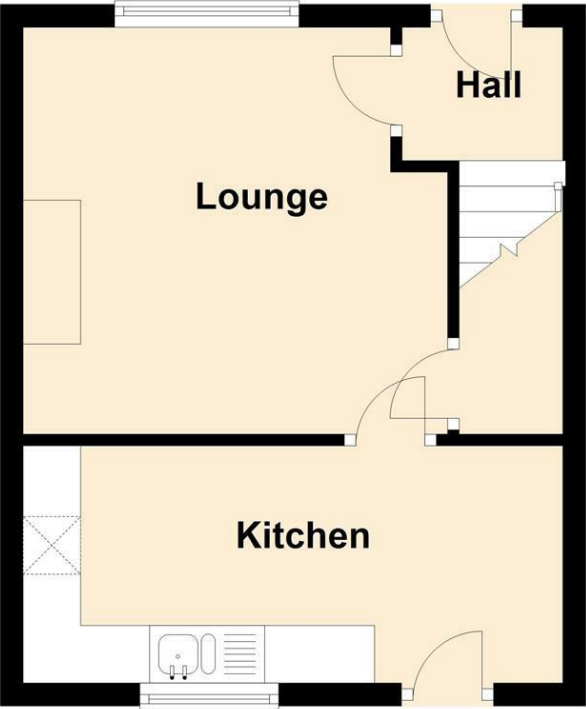
BEDROOM 1 - 12'2 x 9'10 (3.71m x 3.00m)

BEDROOM 2 - 10'1 x 8'6 (3.05m x 2.59m)

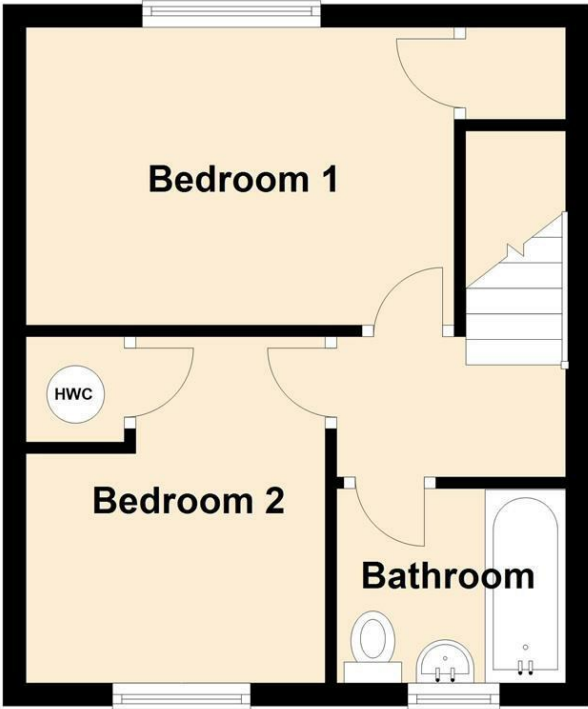
BATHROOM - 6'5 x 5'6 (1.96m x 1.68m)



Ground Floor
Approx. 26.7 sq. metres (287.7 sq. feet)



First Floor
Approx. 26.6 sq. metres (286.1 sq. feet)



Total area: approx. 53.3 sq. metres (573.8 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.