



101 Westgate, Leominster, Herefordshire HR6 8SA

Extended Semi-Detached 3 Bed. Property

Asking Price £189,950

jackson
property

101 Westgate

Leominster, Herefordshire HR6 8SA

- Extended Semi-Detached Property. Refurbished and Extended by the Current Owners
- Entrance Porch and Entrance Hallway
- Living Room with Feature Fireplace
- Dining Room with Doors onto Garden
- Newly Fitted Kitchen with Appliances
- Landing and 3 Bedrooms
- Refitted Bathroom
- Double-Glazing and Gas-Fired Central Heating
- Enclosed Rear Gardens
- Parking to the Front

Asking Price

£189,950

Freehold

To arrange a viewing please contact us on

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



LOCATION

101 Westgate is a good sized and extended 3 bedroomed semi-detached property having been improved and updated by the current owners to offer very comfortable accommodation on the outskirts of the popular market town of Leominster. The town itself offers an excellent range of amenities, including traditional High Street shops, a number of supermarkets, both primary and secondary schools, leisure facilities including swimming pool, dentist and doctor's surgery 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 facilities can be found.

BRIEF DESCRIPTION

101 Westgate is a generous property having accommodation to comprise: an entrance porch, good sized light and airy entrance hallway with refitted cloakroom leading through to a delightful living room with feature fireplace, wooden flooring and windows opening onto the rear gardens. The dining room has double-glazed doors opening onto the rear gardens, again wooden flooring throughout and leading to a refitted kitchen having a good range of base and wall units, fitted breakfast bar area, fitted dishwasher, 5-ring gas hob and electric oven. To the first floor the property has a landing with airing cupboard housing the replacement Worcester boiler and further doors off to 3 bedrooms and a refitted family bathroom with shower, bath, low level w.c. and wash hand basin.

Outside, the property has a good sized lawned rear garden with paved seating area and panel fencing throughout, with a secure gated access to the side leading to the front of the property where there is parking immediately to the front of the property.

The Agents strongly recommend internal inspection to appreciate the size and the layout of this generous family property.

SERVICES

Mains Electricity, Gas, Water & Drainage.

Gas-fired central heating

Telephone (Subject to B.T. Regulations)

OUTGOINGS

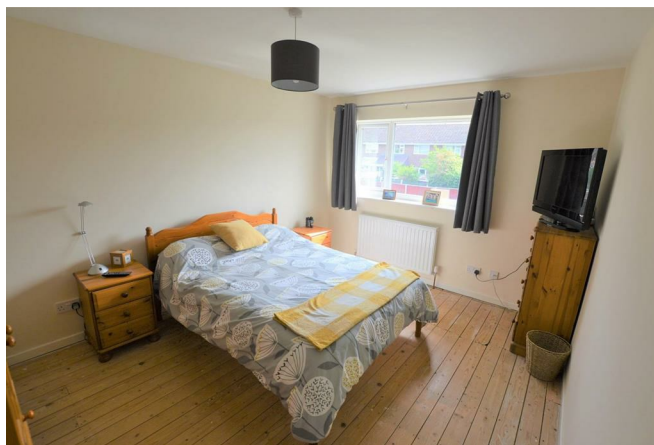
Council Tax Band: C.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

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

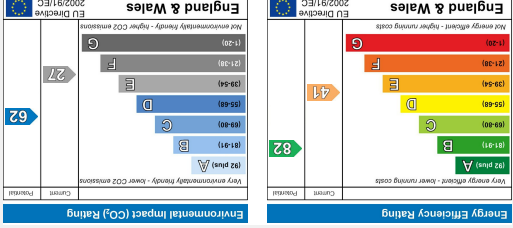


DIRECTIONS
Leaving Leominster along Bargarates, turning right onto Buckfield Road, continue to follow the road along where Westgate can be located on the left hand side, left hand turn where the property can be located at the bottom of the close on the left hand side.

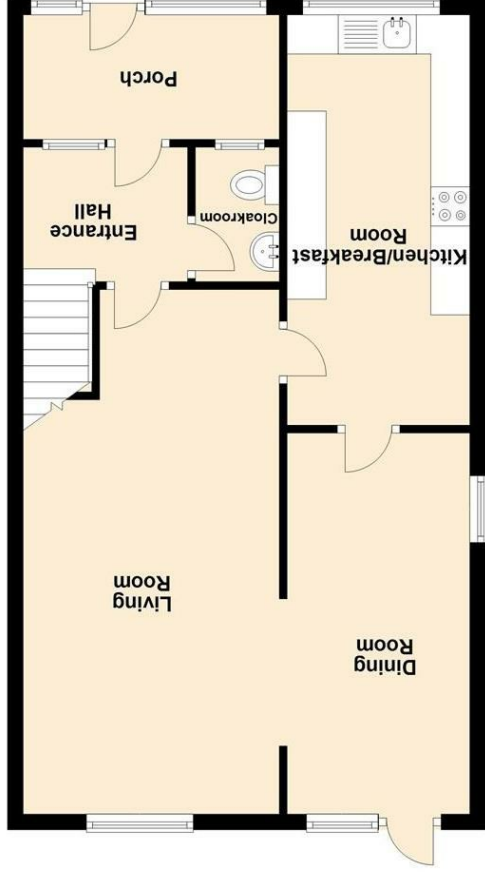
Jackson Property (Leominster)
for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made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

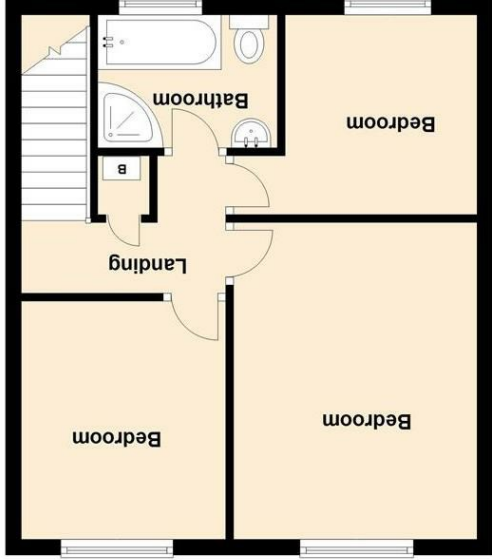
ROOM MEASUREMENTS
LIVING ROOM - 22' x 10'9 (6.71m x 3.28m)
DINING ROOM - 16' x 7'8 (4.88m x 2.34m)
KITCHEN - 17'3 x 8'1 (5.26m x 2.46m)
BEDROOM 1 - 13'4 x 10'3 (13'4 x 10'3)
BEDROOM 2 - 10' x 8'7 (3.05 x 2.62m)
BEDROOM 3 - 8'5 x 8' (2.57m x 2.44)



Ground Floor
Approx. 58.5 sq. metres (629.7 sq. feet)



First Floor
Approx. 39.2 sq. metres (421.8 sq. feet)



Total area: approx. 97.7 sq. metres (1051.5 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.