



63 Millers Close, Leominster, Herefordshire, HR6 8BP

Modern Styled 2/3 Bed Extended Semi-Detached Property

Asking Price £159,950

jackson
property

63 Millers Close

Leominster, Herefordshire, HR6 8BP

- Modern Styled Semi-Detached Property
- Open-Plan Lounge/Dining Kitchen
- 2 Bedrooms
- First-Floor Bathroom
- Double-Glazed and Centrally Heated
- Driveway Parking
- Front and Rear Gardens
- Viewing Recommended

Asking Price

£159,950

Freehold

To arrange a viewing please contact us on

t. 01568 610600

info@bill-jackson.co.uk

www.bill-jackson.co.uk



LOCATION

63 Millers Close is a modern styled extended 3 bedroomed semi-detached, set on the 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, 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

63 Millers Close is an extended modern styled property having accommodation over two floors to include a good sized entrance porch to the front with double-glazed doors leading into the open-plan living space which now consists of open-plan lounge/dining/kitchen. The kitchen area has a window to the rear and door to the side with base and wall units, facilities for a cooker and plumbing for washing machine, with ample space for dining and entertaining and additional windows to the front of the property. To the first-floor there is a landing with doors communicating off to 2 bedrooms with family bathroom. There is an additional bedroom/hobby room to the rear which has double-glazed window and central heating radiator. Access can be gained to the loft space from the landing which is boarded for storage and has a useful pull-down ladder.

Outside, the property has gardens to the front which are mostly laid to lawn with a good selection of maturing shrubs and flowering plants. The rear garden has a paved area with a greenhouse and has secure gated access to the side which leads to a driveway parking area.

The Agents strongly recommend internal inspection to appreciate the size and the value for money of the property on offer.

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 along Bridge Street, continue to follow the road turning left onto Millers Close. Continue to follow the road all the way around to where the property can be located immediately in front of you next to the parking area to the side.

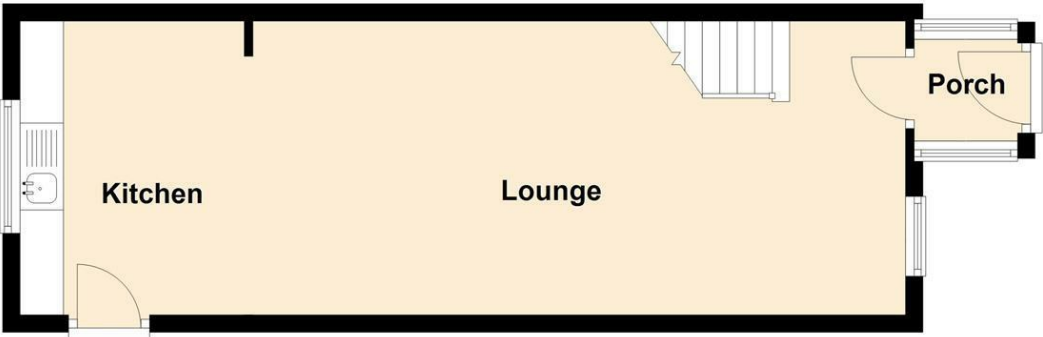
Jackson Property (Leominster) for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made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

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | |
|---|---------|--|---|-----------|
| | Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | | (92 plus) A | |
| (81-91) B | | | (81-91) B | |
| (69-80) C | | | (69-90) C | |
| (55-68) D | | | (55-68) D | |
| (39-54) E | | | (39-54) E | |
| (21-38) F | | | (21-38) F | |
| (1-20) G | | | (1-20) G | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | EU Directive 2002/91/EC | England & Wales | |
|  | | |  | |

Ground Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.5 sq. feet)



Total area: approx. 70.4 sq. metres (757.6 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.