



265 Buckfield Road, Leominster, Herefordshire HR6 8SB
2 Bed Semi-Detached Bungalow In Mature Residential Location O.I.R.O £159,950



265 Buckfield Road

Leominster, Herefordshire HR6 8SB

- Semi-Detached Bungalow
- Good Sized Living Room
- Conservatory
- Kitchen
- 2 Bedrooms
- Refitted Shower/Wet Room
- Driveway Parking
- Garage
- Pleasant South Facing Rear Garden
- Vacant Possession

O.I.R.O
£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

265 Buckfield Road is a modern styled semi-detached bungalow on the popular Buckfield Road development, 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

This modern styled semi-detached, 2 bedroomed bungalow offers accommodation over a single storey to include: an entrance hallway with further doors communicating off to 2 bedrooms to the front of the property, leading through to a refitted shower/wet room with low level w.c., wash hand basin and window to the front. The property has a good sized living room with tiled flooring throughout, fireplace with inset gas fire, 2 radiators and double-glazed doors opening onto the conservatory. The conservatory is again a good sized room which is double-glazed throughout with double doors opening onto the gardens to the rear, again having tiled flooring. The kitchen comprises base and wall-mounted units, sink and plumbing for a washing machine.

Outside, the property has good sized gardens to the rear, having a paved patio area, lawned areas, a selection of maturing shrubs and flowering plants, with secure gated access to the side. There is also pedestrian access into the garage, which is located to the side of the property, with up and over door to the front and fitted with lighting and power. There is also driveway parking to the front of the garage for 2/3 vehicles.

The property is being offered for sale with Vacant Possession and No Onward Chain and whilst would benefit from some updating works, would create a delightful retirement bungalow or indeed a first time buyer's property.

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.



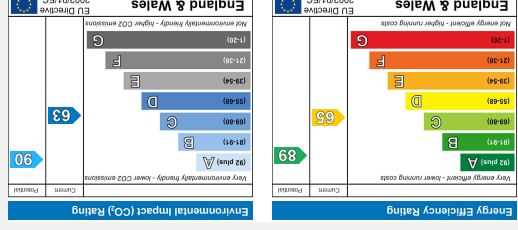
DIRECTIONS

Leaving Leominster along Bargates, continue to the top of Bargates turning right onto Buckfield Road. Continue to follow the road along where the property can be located on the left hand side as indicated by the agents for sale board.

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 - 16'9 x 11'8 (5.11m x 3.56m)
CONSERVATORY - 10'10 x 9'8 (3.30m x 2.95m)
KITCHEN - 7'10 x 6'7 (2.39m x 2.01m)
BEDROOM 1 - 12'7 max x 9'10 (3.84m max x 3.00m)
BEDROOM 2 - 7'5 x 7'3 (2.26m x 2.21m)



Ground Floor
Approx. 66.4 sq. metres (715.2 sq. feet)



Total area: approx. 66.4 sq. metres (715.2 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.