



The Nest 1 Church Road, Eardisland, Leominster, Herefordshire HR6 9BP

Charming End Terraced 2 Bed Cottage in Village Location

Guide Price £145,000

**jackson**  
property



# The Nest 1 Church Road

Eardisland, Leominster, Herefordshire HR6 9BP

- Set in Picturesque and Sought-After North Herefordshire Village of Eardisland
- Charming End Terraced Cottage
- Offering 2 Bedroomed Accommodation
- Including 2 Reception Rooms, Kitchen & Ground Floor Bathroom
- Gas-Fired Centrally Heated
- Pleasant Mature Rear Garden
- Being Sold with Vacant Possession & No Onward Chain

*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

The Nest is located in the heart of the Historic riverside village of Eardisland. The village has 2 pubs, The White Swan and The Cross Inn which has recently been refurbished, a community shop, tea rooms, Church, village hall and thriving local community. The neighbouring villages of Kingsland and Pembridge offer outstanding primary schools, with the market town of Leominster just 4 miles to the east where a comprehensive range of amenities can be found. The larger Cathedral City of Hereford is located a little further to the south.

#### BRIEF DESCRIPTION

This charming end-of-terrace cottage is approached from the village lane via the solid wood front door opening to a sitting room with sash window to the front elevation and wood effect laminate flooring which leads through to an inner hallway with staircase to the first-floor accommodation. A further door leads through to the living room with a window to the side elevation, and forming a feature to the room is a fireplace with raised hearth and surround with useful under stairs storage cupboard and further wood effect laminate flooring. From the living room a door leads through to the kitchen at the rear of the property which includes a range of matching base and wall cupboards with wood effect work surfaces to the base units and inset circular single drainer stainless steel sink unit with mixer tap hot and cold. There is a 4-ring electric hob with extractor hood fitted above and separate electric oven and grill below, further planned space and plumbing for washing machine and space for an upright fridge-freezer, window to the side elevation and glazed opaque door giving access to the rear. Leading off the kitchen is the downstairs bathroom which includes a panelled bath with separate electric shower over with fully tiled surround and shower screen, pedestal hand wash basin with mixer tap hot and cold and separate low flush w.c. to the rear. There are glazed windows to the side and rear elevations and wall-mounted electric panel heater. The first-floor accommodation includes 2 bedrooms, with the master bedroom to the rear with window looking out to the same and the second bedroom looking out to the front elevation.

Outside, the property forms part of a row of terraced cottages with a shared access to the side of the property leading around to the rear where there is a pleasant private good sized garden which is principally laid to lawn with some mature shrubs and plants, with a flagged patio area to the rear.

#### SERVICES

Mains Electricity, Gas & Water. Private Shared Drainage with the neighbouring properties.

Telephone (Subject to B.T. Regulations)

#### OUTGOINGS

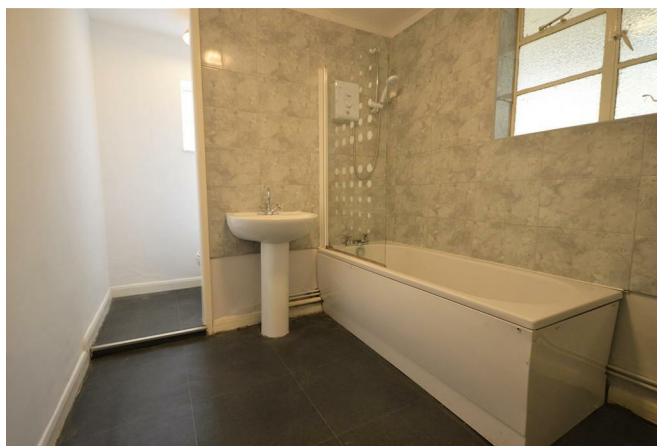
Council Tax Band: B

#### LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

#### VIEWING

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





DIRECTIONS

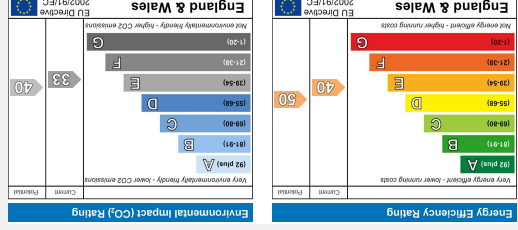
Proceed from Leominster to Eardisland, over the bridge, turn left immediately after the Cross Inn, and the cottage can be found on your right hand side.

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.

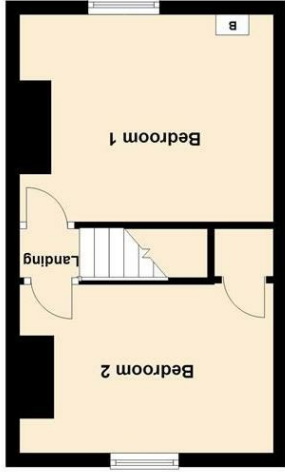
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

ROOM MEASUREMENTS

- GROUND FLOOR
- SITTING ROOM - 11'3 x 8'2 (3.42m x 2.49m)
- LIVING ROOM - 10'10 x 10'1 (3.30m x 3.07m)
- KITCHEN - 12'5 x 7'9 (3.79m x 2.37m)
- BATHROOM - 8'7 x 7'4 (2.62m x 2.24m)
- FIRST FLOOR
- BEDROOM 1 - 11'4 x 10'1 (3.46m x 3.07m)
- BEDROOM 2 - 11'3 x 8'1 (3.43m x 2.46m)



Ground Floor  
Approx. 40.1 sq. metres (431.1 sq. feet)



First Floor  
Approx. 23.7 sq. metres (255.1 sq. feet)

Total area: approx. 63.8 sq. metres (686.3 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.