



Oakdale 3 Probert Crescent, Dilwyn, Leominster, Herefordshire, HR4 8HY

Detached 3 Bed Village Bungalow in Quiet Setting

O.I.R.O £229,750

jackson
property

Oakdale 3 Probert Crescent

Dilwyn, Leominster, Herefordshire, HR4 8HY

- Detached Village Bungalow
- Generous Lounge
- Open-Plan Dining-Breakfast Kitchen
- 3 Bedrooms
- Family Bathroom
- Detached Garage
- Good Sized Gardens
- Driveway Parking
- Rural Views to the Rear
- No Onward Chain/Vacant Possession

O.I.R.O
£229,750
Freehold

To arrange a viewing please contact us on

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



LOCATION

Oakdale is a good sized detached village bungalow having generous accommodation over a single storey in a quiet rural position backing onto open fields with generous gardens and driveway parking, all set in the popular black and white village of Dilwyn. The village is set on the black and white trail and benefits from a community public house, village school, Church and thriving local community. The nearby village of Weobley offers fuller amenities including doctor's surgery and excellent secondary school. The market town of Leominster is just 4 miles distant with a comprehensive range of facilities including train station.

BRIEF DESCRIPTION

Oakdale is a detached bungalow having accommodation comprising of a side entrance porch leading to a good sized entrance hallway with doors communicating off. The lounge has an open fireplace with surround, two windows to the side and rear enjoying rural aspects to the rear and views of the garden. An archway leads through to the large dining-breakfast kitchen which is fitted with a range of base and wall-mounted units, with windows and door to the side and space for dining and entertaining. There is an inner hallway with 3 bedrooms communicating off, all being fitted with built-in wardrobes and central heating throughout. There is a family bathroom which is fitted with a suite comprising bath, low level w.c. and pedestal hand wash basin, with windows to the side.

Outside, the property has a garage with up and over door and is fitted with light and power. There is a useful gardener's toilet to the rear and an additional building housing the oil-fired central heating boiler. One of the main features of the property is the position, with delightful gardens to the side and rear, being mostly laid to lawn and raised flower beds with a good selection of flowering shrubs and flowering plants. There is a timber shed, oil tank for the central heating system and a small vegetable garden to the rear, with views to the Church from the side and views over paddocks to the rear. There is ample driveway parking to the front of the property which enjoys a quiet no through road position.

The Agents strongly recommend early inspection to appreciate the size and the setting of the property on offer.

SERVICES

Mains Electricity, Water & Drainage.
Oil-fired central heating
Telephone (Subject to B.T. Regulations)

OUTGOINGS

Council Tax Band: D.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

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



DIRECTIONS

Leave Leominster along the A44 continuing to follow the road along turning left into the village of Dilwyn. Keeping the Church on your right hand side, turn immediately left and continue following the road where you can find the school on the left hand side and Probert Crescent is immediately to the right, turning into Probert Crescent the property is located immediately ahead.

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

- LOUNGE - 15'5 x 12'4 (4.70m x 3.76m)
- KITCHEN/DINER - 19'9 x 10'11 (6.02m x 3.33m)
- BEDROOM 1 - 11'6 x 10'9 (3.51m x 3.28m)
- BEDROOM 2 - 12'4 x 8'5 (3.76m x 2.57m)
- BEDROOM 3 - 8'9 x 8'4 (2.67m x 2.54m)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(94-100) A			(92 plus) A		
(81-93) B			(81-91) B		
(69-80) C			(69-80) 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	EU Directive 2002/91/EC	

Ground Floor

Approx. 83.5 sq. metres (898.9 sq. feet)



Total area: approx. 83.5 sq. metres (898.9 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.