



10 Lower Leys Way, Leominster, Herefordshire, HR6 0SS

Well-Presented Three Storey Semi-Detached Town House.

Asking Price £230,000

jackson
property

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LOCATION

Lower Leys Way is situated on the southern fringes of the market town of Leominster. The town itself offers a comprehensive range of amenities including traditional High Street shops, a number of supermarkets, doctor and dental surgeries, primary and secondary schools, leisure facilities including swimming pool and excellent transport links with both bus and 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

This well-presented modern three storey semi-detached house is approached via a flagged pathway from the driveway to the front door which opens to a reception hallway with attractive wood-effect flooring throughout and under stairs recess. Doors lead off to the family living room, a spacious room, again with wood-effect flooring, double-glazed window overlooking the gardens to the rear and double-glazed double doors leading out to the same. The kitchen/dining room offers a range of matching base and wall units with ample work surfaces and inset sink, with gas hob, electric double-oven and grill and planned space and plumbing for washing machine and dishwasher, with further space for upright fridge-freezer. The room then opens out to a dining area with pleasant double-glazed bay window looking out to the front elevation. There is also the benefit of a ground floor cloakroom/w.c. off the reception hallway. A staircase then leads up from the reception hallway to the first floor galleried landing with airing cupboard and separate good sized linen cupboard. Doors lead off to all rooms. Bedroom 2 is a good sized double bedroom with double-glazed window to the rear elevation and fitted wardrobes. Bedroom 3 is of a similar size and can accommodate a double bed with double-glazed window to the front elevation, with the fourth bedroom/study having a double-glazed window to the rear. Also situated on the first floor is a well-appointed family bathroom in white to include a panelled bath with mixer tap hot and cold with shower attachment, low flush w.c., and pedestal hand wash basin. A further staircase leads up to the second floor landing with door to the impressive and spacious master bedroom suite with double-glazed window to the front elevation, further

- Situated on the Southern Fringes of the Market Town of Leominster in a Mature Residential Position
- Modern Style Semi-Detached Town House Offering Gas-Fired Centrally Heated and Fully Double-Glazed 3/4 Bed Accommodation Set Over Three Floors.
- Pleasant Enclosed Rear Garden with Single Attached Garage and Ample Driveway Parking

double-glazed Velux window to the rear, built-in cupboard housing the gas-fired central heating boiler and a door leading off to a generous en-suite shower room comprising double shower cubicle, low flush w.c. and hand wash basin.

Outside, the property benefits from ample tarmacadam driveway providing parking for numerous cars and in turn leads to a single attached garage to the side. There is a pleasant lawned front garden with mature shrubs and plants, with a flagged pathway leading to the front door. The enclosed garden to the rear has gated access from the driveway and has a pleasant patio area stretching across the back of the property providing a lovely outside seating/dining area, which in turn leads to the artificial grassed garden for ease of maintenance and a further additional area behind the garage which has been gravelled and provides further garden space.

SERVICES

Mains Electricity, Gas, Water & Drainage.
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.

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,



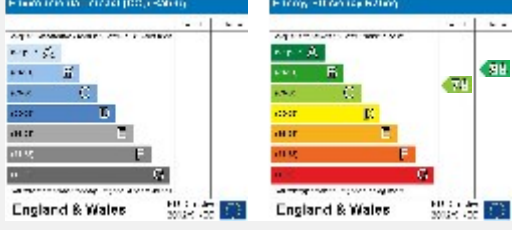




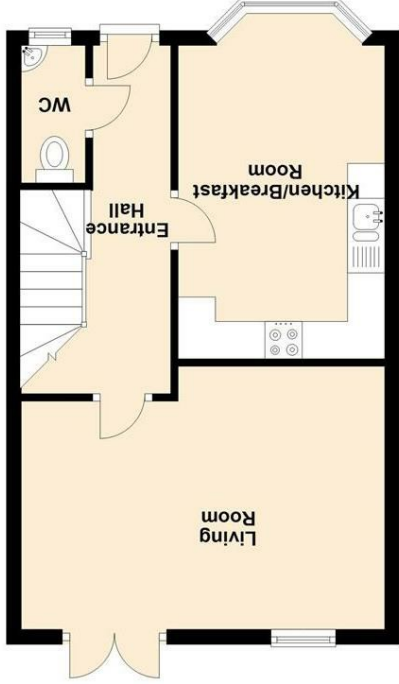
fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

ROOM MEASUREMENTS

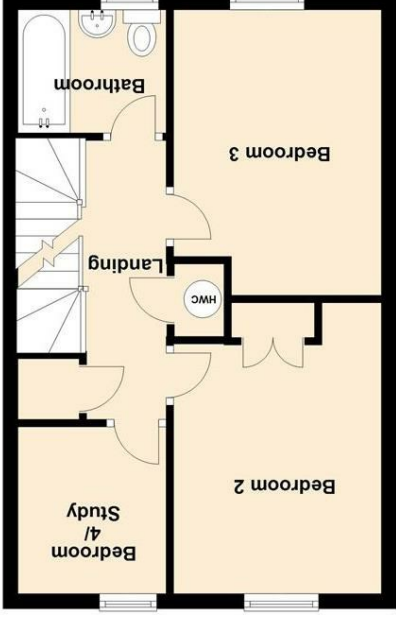
- GROUND FLOOR**
 LIVING ROOM - 16'2 x 11'9 (4.93m x 3.58m)
 KITCHEN/DINING ROOM - 13'11 x 9'3 (4.25m x 2.82m)
FIRST FLOOR
 BEDROOM 2 - 12'11 x 9'4 (3.94m x 2.85m)
 BEDROOM 3 - 12'10 x 9'5 (3.91m x 2.97m)
 BEDROOM 4/STUDY - 7'6 x 6'7 (2.29m x 2.00m)
 BATHROOM - 6'7 x 5'7 (2.29m x 1.70m)
SECOND FLOOR
 MASTER BEDROOM - 22'0 x 12'10 (6.71m x 3.91m) max
 EN-SUITE - 8'3 x 8'0 (2.51m x 2.4m)



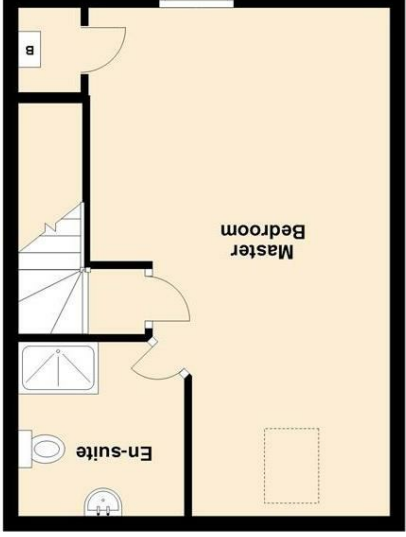
Ground Floor
 Approx. 38.4 sq. metres (413.6 sq. feet)



First Floor
 Approx. 38.2 sq. metres (411.0 sq. feet)



Second Floor
 Approx. 34.0 sq. metres (366.2 sq. feet)



Total area: approx. 110.6 sq. metres (1190.8 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.