



462 Buckfield Road, Leominster, Herefordshire HR6 8SD

Delightful 3 Bedroom Modern Styled Family Home

O.I.R.O £189,950





# 462 Buckfield Road

Leominster, Herefordshire HR6 8SD

- Modern Semi-Detached Property in Popular Residential Position
- Entrance Porchway & Separate Entrance Hall.
- Large Living Room
- Good Sized Breakfast-Kitchen
- 3 Bedrooms
- Refitted Family Bathroom
- Single Garage
- Double Glazing & Gas-Fired Central Heating
- Ample Driveway Parking
- Good Sized Garden & Useful Workshop

*O.I.R.O*  
*£189,950*  
*Freehold*

To arrange a viewing please contact us on

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





#### LOCATION

462 Buckfield Road is a modern styled semi-detached property which has been improved and updated by the current owners to offer comfortable accommodation over two floors, set on the popular Buckfield Road Development on the fringes of the popular 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

462 Buckfield Road is a good sized semi-detached property comprising of an enclosed useful entrance porch, entrance hall, useful cloakroom with low level w.c. moving through to a large living room with doors leading out onto the rear gardens. There is a well-fitted breakfast-kitchen with ample space for dining and doors leading out to the side and again, windows overlooking the rear gardens. To the first floor, the property has three bedrooms and a refitted family bathroom, all benefiting from double-glazing and gas-fired central heating throughout.

Outside, the property has good sized gardens, mostly laid to lawn with a raised decked area, a good selection of maturing shrubs and flowering plants, and a very useful timber-built workshop/shed to the rear of the garden which is fitted with light and power. The gardens are private and secure with a door leading to the single garage with up and over door to the front, again fitted with light and power. The property has ample driveway parking to the front and is very convenient for all of the local amenities located nearby.

The Agents strongly recommend early inspection to appreciate the size and the setting of this delightful family property.

#### SERVICES

Mains Electricity, Gas & Water.

Gas-fired central heating.

Telephone (Subject to B.T. Regulations)

#### OUTGOINGS

Council Tax Band: C

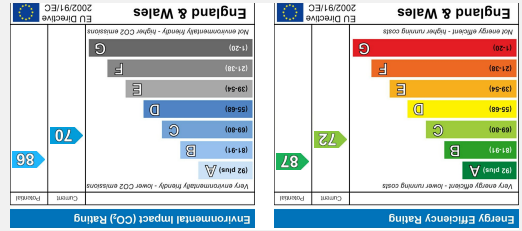
#### LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

#### VIEWING

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

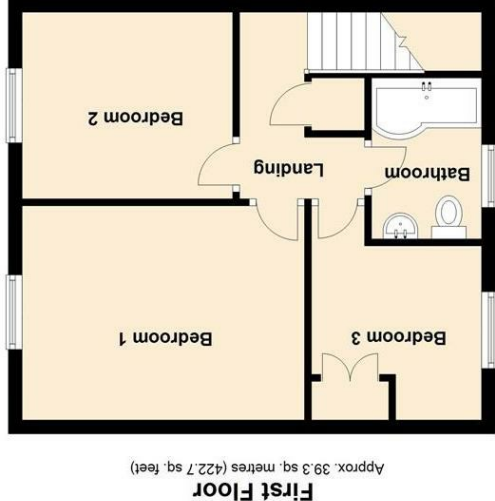
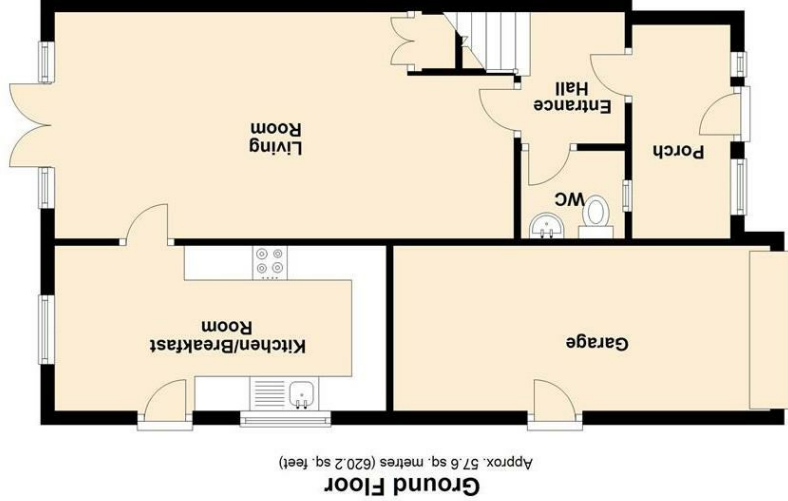




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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status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

**ROOM MEASUREMENTS**  
GROUND FLOOR  
LIVING ROOM - 21'10" x 10'10" (6.65m x 3.30m)  
KITCHEN/BREAKFAST ROOM - 16'2" x 7'9" (4.93m x 2.36m)  
FIRST FLOOR  
BEDROOM 1 - 13'5" x 10'2" (4.09m x 3.10m)  
BEDROOM 2 - 10'1" x 8'10" (3.07m x 2.69m)  
BEDROOM 3 - 8'4" x 8'0" (2.54m x 2.44m)



Total area: approx. 96.9 sq. metres (1042.9 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.