



23 Hereford Road, Leominster, Herefordshire HR6 8JS

Traditional Detached 3 Bedroomed Property

O.I.R.O £265,000



**23 Hereford Road  
Leominster  
Herefordshire  
HR6 8JS  
O.I.R.O £265,000**

- Traditional Detached Town House Set On Southern Fringes Of Market Town Of Leominster
- Spacious & Well Presented 3 Bed Accommodation Including Two Reception Rooms & Modern Well Appointed Kitchen
- With The Benefit Of Driveway Parking & Large Mature Enclosed Gardens To Rear

**LOCATION**

23 Hereford Road is a traditional style detached town property having been updated and improved by the current owners to offer a very comfortable family home, set on a good sized plot just on the outskirts 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**

23 Hereford Road is a detached property having generous accommodation over two floors to include an entrance hallway leading through to a good sized living room with replacement sash double-glazed windows to the front, feature log burner and polished floorboards. Leading on through to the sitting room which again has double-glazed replacement sash windows to the front, quarry tiled flooring, ample space for entertaining/dining and door through to the breakfast-kitchen. This room is to the rear elevation and has a selection of base and wall units with fitted gas hob with extractor hood, electric oven, Kenwood washing machine and space for a table and chairs and a door communicating out onto the rear garden. The property also has a useful cellar which is ideal for additional storage and houses the service meters.

Moving upstairs, the property has a landing with useful airing cupboard housing the boiler for the central heating system and 3 good sized bedrooms communicating off, 2 double bedrooms to the front, again with replacement

double-glazed sash windows, exposed floorboards and an additional bedroom to the rear of the property, which has a large double-glazed overlooking the gardens. The property has a refitted family bathroom to comprise a bath with shower over, low level w.c. pedestal hand wash basin and chrome heated towel rail and double-glazed window to the rear.

Outside, one of the main features to the property on Hereford Road is the outside space. There is generous parking to the side and rear and a large rear garden which is mostly laid to lawn with a greenhouse, useful gardener's toilet, 2 timber sheds and a useful side storage area. The main garden is lawned with raised paved patio seating area and a good selection of maturing shrubs and flowering plants. The garden is partially walled and is surrounded by fencing and hedging providing a private secluded outside space. The Agents strongly recommend internal inspection to appreciate the size and the setting of the property on offer.

**SERVICES**

Mains Electricity, Gas, Water & Drainage.

**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**

**Jackson Property (Leominster)**

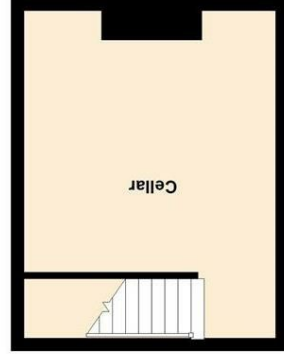
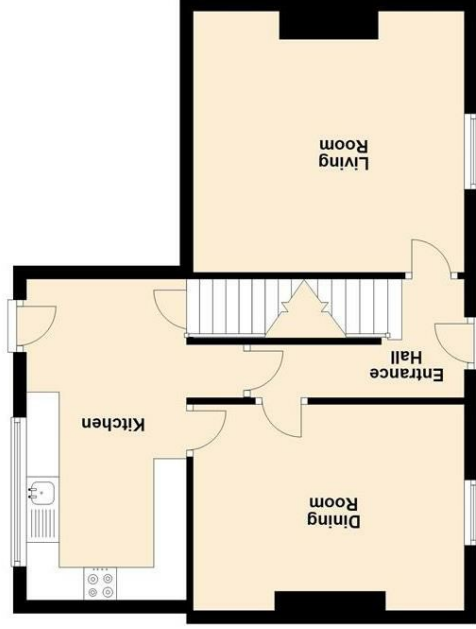
for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or





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.

Total area: approx. 120.8 sq. metres (1299.8 sq. feet)



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, 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 - 13'1 x 13'0 (3.99m x 3.96m)
- DINING ROOM - 13'6 x 10'4 (4.11m x 3.15m)
- KITCHEN - 16'1 x 8'0 (4.90m x 2.44m)
- FIRST FLOOR
- BEDROOM 1 - 13'1 x 13'0 (3.99m x 3.96m)
- BEDROOM 2 - 13'0 x 10'0 (3.96m x 3.05m)
- BEDROOM 3 - 8'6 x 7'10 (2.59m x 2.39m)

England & Wales 2002/91/EC		England & Wales 2002/91/EC	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
Very energy efficient - lower energy costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower energy costs	Very environmentally friendly - lower CO <sub>2</sub> emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Very energy inefficient - higher energy costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Very energy inefficient - higher energy costs	Not environmentally friendly - higher CO <sub>2</sub> emissions
84	46	83	46