



9 Kenelm Court, Leominster, Herefordshire, HR6 8PZ

Well-Presented Ground Floor 2 Bedroomed Maisonette.

Offers Over £120,000

jackson
property

9 Kenelm Court

Leominster, Herefordshire, HR6 8PZ

- Situated in Popular Mature Residential Location
- Convenient for the Town Centre and the Services that it Provides
- Well-Presented Ground Floor Maisonette
- Offering 2 Bedroomed Accommodation
- Living/Dining Room, Kitchen and Modern Bathroom
- Fully Double-Glazed and Electric Heating
- Benefiting from its own Private Enclosed Rear Garden
- Allocated Single Parking Space
- Sold with No Onward Chain and Vacant Possession

*Offers Over
£120,000
Leasehold*

To arrange a viewing please contact us on

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



LOCATION

Kenelm Court is a popular residential area tucked just off Oldfields Close, close to the centre of the market town of Leominster. The town itself offers an excellent range of amenities including traditional High Street shops, a number of supermarkets, doctor and dental surgeries, leisure facilities, together with transport links to include both bus and railway station. The 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 planned ground floor maisonette is approached via a flagged pathway leading to the front door which opens to a reception hall with ceiling lighting and wood-effect vinyl flooring. A door then leads through to the good sized living/dining room with upvc double-glazed window to the front elevation and wall-mounted night storage heater. An archway then leads through to the modern kitchen which offers a range of matching units to include both base and wall cupboards with rolled edge work surfaces to the base units, inset single drainer stainless steel sink unit, integrated 4-ring electric hob with extractor hood fitted above and separate electric oven and grill below with planned space for upright fridge-freezer and space and plumbing for washing machine. There is a upvc double-glazed window overlooking the garden to the rear and ample power points.

From the living room, a door leads through to an inner hallway with wood-effect vinyl flooring and door to airing cupboard with factory insulated hot water cylinder. Further doors then lead off to bedroom 1 which can accommodate a double bed with double-glazed upvc window to the front elevation and wall-mounted electric night storage heater. Bedroom 2 has a upvc double-glazed window overlooking the garden to the rear and wall-mounted electric heater. The bathroom comprises a modern suite in white to include panelled bath with mixer tap hot and cold with shower attachment and the benefit of a separate electric shower over. There is a low level w.c. and pedestal hand wash basin with mixer tap, wood-effect vinyl flooring and upvc opaque double-glazed window to the rear elevation.

Outside, the property is set in a corner position and benefits from its own private enclosed garden to the rear which is accessed via a secure gate to the side and is principally laid to lawn but also benefits from an excellent detached garden outbuilding/shed with decking to the side. The maisonette also benefits from a single allocated parking space to the front elevation.

This charming maisonette would be ideal for the 'Buy to Let' market, first time buyers or someone looking for the convenience of being placed close to the town centre.

SERVICES

Mains Electricity, Water & Drainage.

OUTGOINGS

Council Tax Band: B

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000



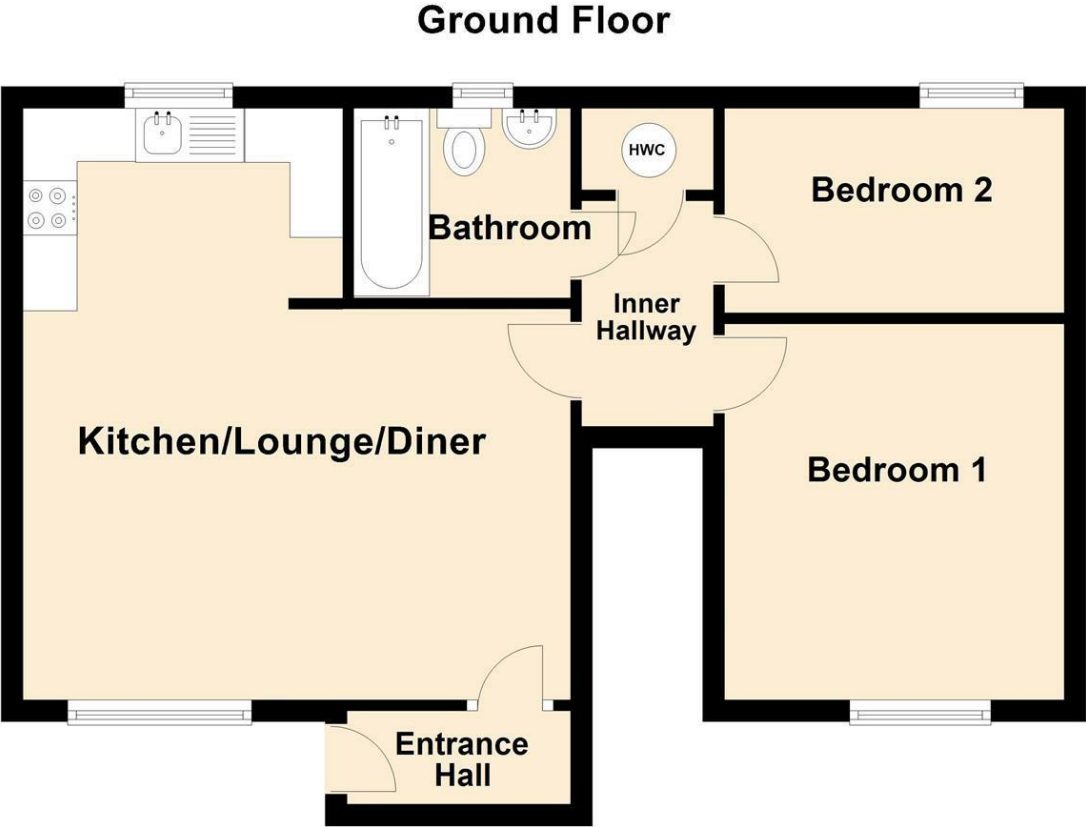
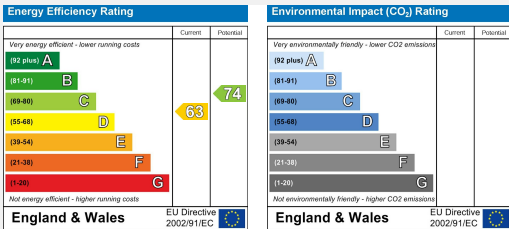
VIEWING
Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

AGENTS NOTES
The property is being sold as Leasehold. The terms of the Lease are 199 years from 1st January 1990.
There is a small annual Ground Rent Service Charge. For details please contact the Selling Agent.

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 DINER - 16'7 x 11'9 (5.06m x 3.58m)
KITCHEN - 10'0 x 6'1 (3.05m x 1.85m)
BEDROOM 1 - 11'0 x 9'8 (3.35m x 2.95m)
BEDROOM 2 - 10'3 x 6'11 (3.13m x 2.11m)
BATHROOM - 6'9 x 5'5 (2.06m x 1.65m)



These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

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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.