



22 Ford Street, Wigmore, Leominster, Herefordshire HR6 9UW

Semi-detached 3 Bed House In Village Location - CHAIN FREE

Asking Price £195,000



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LOCATION

Wigmore is an Historic Village set on the Herefordshire/Shropshire borders with a popular Primary and Secondary School. There is also a village Pub/Restaurant, Community Shop, and of course Wigmore Castle and famous Church. The ever popular village of Leintwardine is close by providing further amenities, whilst the famed market town of Ludlow is a short drive away and offers a range of facilities and is renowned for its vibrant festivals, gastronomic reputation and interesting architecture.

BRIEF DESCRIPTION

A gated pathway leads up to an open fronted porch which frames the front door with external light and opens to the reception hallway with ceiling light, panelled radiator and doors leading off to all rooms. The family living room is a lovely light room with double glazed windows to both the front and rear elevations, ceiling lighting, panelled radiator and power points fitted. The kitchen/diner offers a range of matching base and wall units with ample work surfaces to the base units and inset sink. There is planned space for cooker, upright fridge freezer and further space and plumbing for washing machine and dishwasher, double glazed windows to side and rear elevations, ceiling lighting, power points, panelled radiator and door to a useful under stairs cupboard. There is also a double glazed door from the kitchen leading out to the side elevation. Also on the ground floor is a useful utility/boot room with double glazed window to the front elevation, ceiling light, power points, panelled radiator and double glazed door to the side elevation.

A staircase from the reception hallway leads up to the first floor landing with ceiling light, panelled radiator, double glazed window to the rear elevation and doors off to all rooms. Bedroom 1 is a good sized room with double glazed window to the front elevation, ceiling light, panelled radiator, power points and built in storage cupboard. Bedroom 2 also has a double glazed window to the front, ceiling light, panelled radiator, power points and built in cupboard with bedroom 3 having a double glazed window to the rear, ceiling light, panelled radiator, power points and cupboard housing the Electromax Electric centrally heating boiler. The family bathroom comprises a panelled bath with

- Located In The Well Serviced & Historic North Herefordshire Village Of Wigmore
- Semi-Detached House Offering 3 Bedroomed Accommodation
- Electric Central Heating & Fully Double Glazed
- Pleasant Good Sized Front & Rear Gardens

electric shower over, hand wash basin with fitted cupboard below, ceiling light, panelled radiator and double glazed window to the rear with separate cloakroom with low flush W/C.

Outside the property benefits from a pleasant lawned front garden with gated access which opens to a paved area to the side of the property with timber framed garden shed and leads on to the enclosed rear garden which is of a good size and includes a patio area directly to the back of the property, further lawned garden with some mature shrub/plants, hard standing area and additional storage shed.

SERVICES

Mains Electricity & Water (drainage to be confirmed)
Electric Central Heating
Service/Maintenance Charge - £14.44 pcm (subject to final confirmation)

OUTGOINGS

Council Tax Band: B

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWINGS

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.

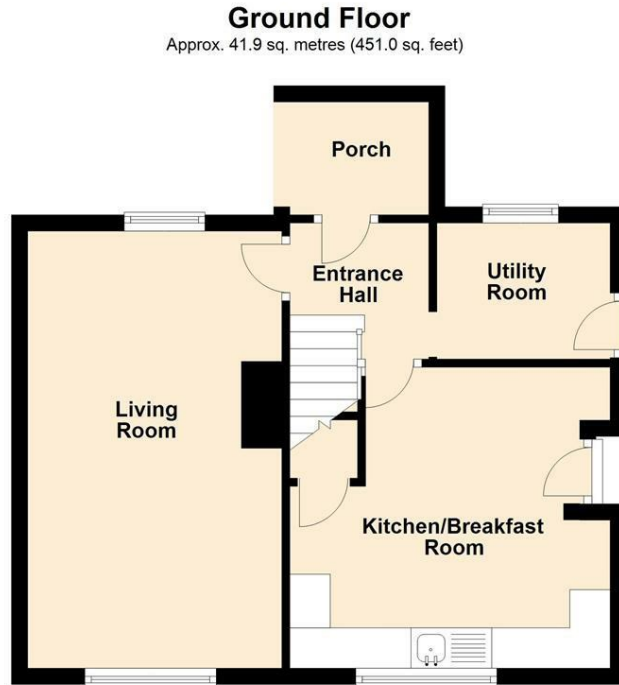
ROOM MEASUREMENTS

GROUND FLOOR

- LIVING ROOM - 17'11 x 10'6 (5.48m x 3.20m)
- KITCHEN/DINER - 13'5 x 12'4 (4.09m x 3.76m) max
- UTILITY/BOOT ROOM - 7'3 x 5'9 (2.21m x 1.75m)

FIRST FLOOR

- BEDROOM 1 - 12'9 x 10'5 (3.89m x 3.18m)
- BEDROOM 2 - 10'6 x 8'10 (3.20m x 2.69m)
- BEDROOM 3 - 7'3 x 5'9 (2.21m x 1.75m)
- BATHROOM - 5'6 x 5'1 (1.68m x 1.55m)



Total area: approx. 81.8 sq. metres (881.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Key energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	

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.