



1 Lower Woodhouse , Shobdon, Leominster, Herefordshire, HR6 9NL

Traditional Semi-Detached Cottage Requiring Refurbishment

Offers Over £175,000



1 Lower Woodhouse

Shobdon, Leominster, Herefordshire, HR6 9NL

- Located In Rural Position, Close To The Well Serviced Village Of Shobdon
- A Traditional Semi-detached Cottage Requiring Complete Refurbishment
- Offering 2 Bed Accommodation, Including Kitchen, Living Room & Ground Floor Bathroom
- Good Sized Garden With Rural Outlook
- Sold With No Onward Chain & Vacant Possession

*Offers Over
£175,000
Freehold*

To arrange a viewing please contact us on

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



LOCATION

Lower Woodhouse is set just outside the North Herefordshire rural village of Shobdon. The village itself is well serviced with an excellent Village Store/Post Office and Primary School, The Batemans Arms Pub and Restaurant, Church and thriving local community. The market town of Leominster is close to hand offering a range of Supermarkets, Traditional High Street Shops, Secondary Schooling and good transport links including Railway Station. The Border Towns of Kington and Presteigne are also easily accessible with the larger Cathedral City of Hereford a little further to the south, which offers a more comprehensive range of amenities.

BRIEF DESCRIPTION

1 Lower Woodhouse is a Traditional Styled Semi-Detached cottage set just outside the popular village of Shobdon. The Cottage itself is laid over two floors and has accommodation comprising of Living Room, Kitchen, Rear Lobby, Ground Floor Bathroom, Landing and Two Bedrooms. The property enjoys a private Rural position overlooking countryside and a large pond to the rear, and enjoys good sized gardens which are mostly laid to Lawns, having Timbers Sheds, Greenhouse and a Vegetable plot. There is Parking available to the side and the property is being offered for sale with No Onward Chain.

Agents Note: The property does require a complete scheme of refurbishment to bring upto modern standards, but would then offer a lovely Rural Retreat or possibly a Second Home/Holiday Cottage.

SERVICES

Mains Water and Electricity. Private Shared Drainage.

OUTGOINGS

Council Tax Band: C

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.



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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

KITCHEN -17'3 x 8'5 (5.26m x 2.57m)

LOUNGE -17'2 x 12'1 (5.23m x 3.68m)

FIRST FLOOR

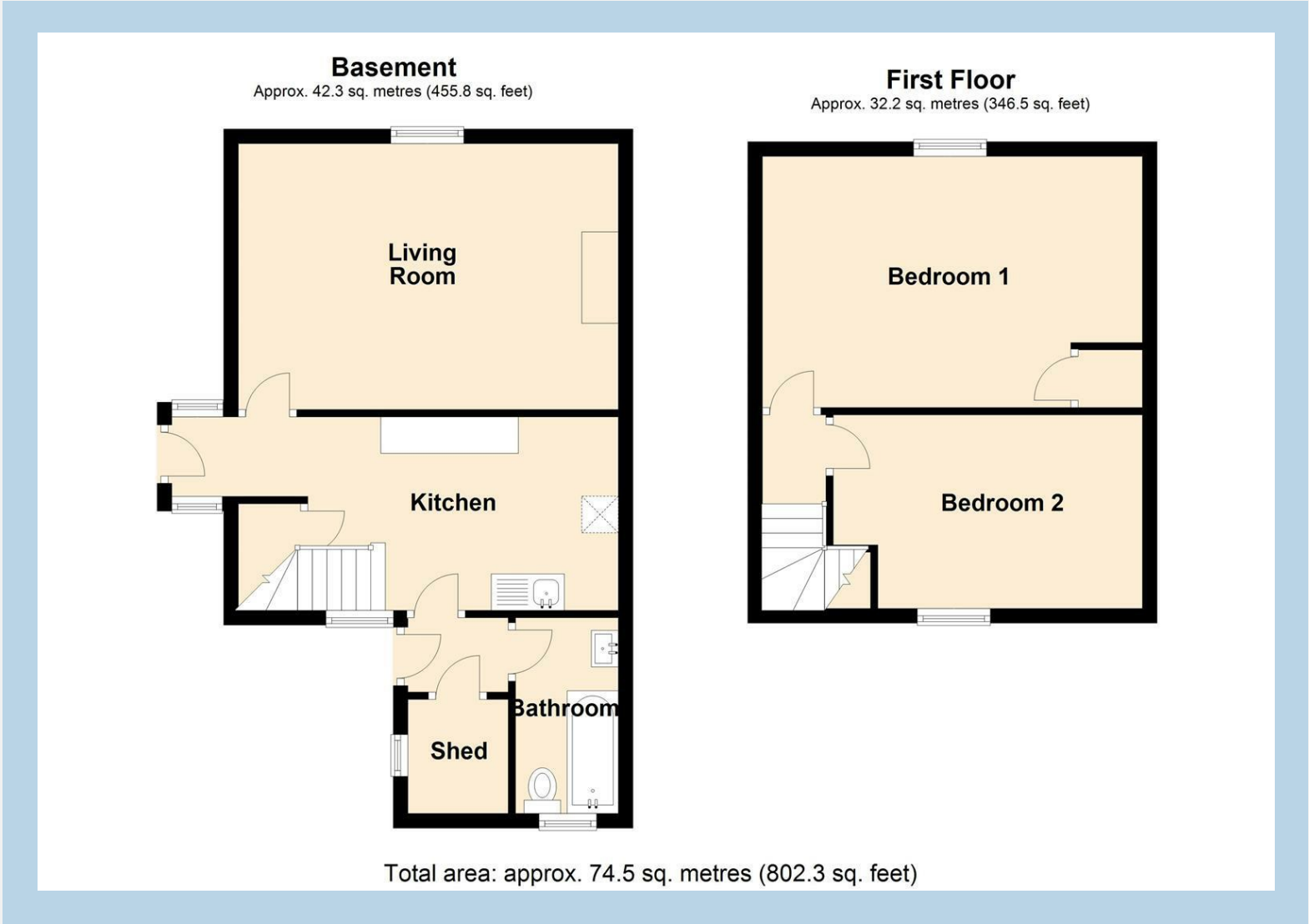
BEDROOM 1 -17'2 x 11'2 (5.23m x 3.40m)

BEDROOM 2 -13'9 x 9'7 (4.19m x 2.92m)

DIRECTIONS

Leaving the Village of Shobdon heading towards Presteigne proceed for approx 2 miles and turning left on a sharp right hand bend along a private track, the property is located immediately in front of you at the bottom of the track/driveway.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	32		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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