



1 Marlborough Close, Leominster, Herefordshire, HR6 8LN

Spacious and Private Semi-Detached Bungalow

Asking Price £239,500



# 1 Marlborough Close

Leominster, Herefordshire, HR6 8LN

- Semi- Detached Bungalow
- 2 Double Bedrooms
- Large Lounge/Diner
- Fitted Breakfast Kitchen
- Entrance Porch
- Entrance Hallway
- Double Glazing & Gas Central Heating
- Garage & Driveway Parking
- Private Rear Gardens

*Asking Price*

**£239,500**

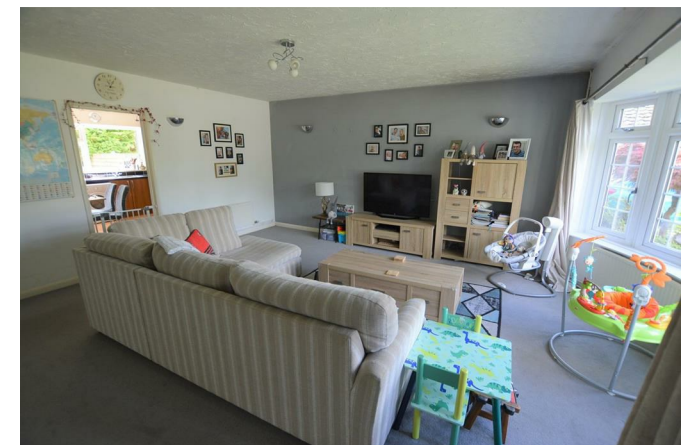
*Freehold*

To arrange a viewing please contact us on

t. 01568 610600

info@bill-jackson.co.uk

www.bill-jackson.co.uk



#### LOCATION

Marlborough Close is a quiet cul-de-sac of similar bungalows, situated close to the centre of the market town of Leominster. The town itself offers a good range of everyday amenities including a number of traditional High Street shops, a range of Supermarkets, both Primary and Secondary Schools, Doctor and Dental Surgeries, Leisure Facilities including Swimming Pool and excellent transport links to include both Bus and Railway Stations. The larger Cathedral City of Hereford is located approximately 13 miles to the south where a more comprehensive range of amenities can be found.

#### BRIEF DESCRIPTION

1 Marlborough Close is a spacious semi-detached bungalow enjoying a private position on a no through road on the outskirts of the popular market town of Leominster. The bungalow offers generous accommodation over a single storey comprising of Enclosed Porch leading into Entrance Hallway with delightful Large Living/Dining Room with bay windows to the front and door leading into a fitted Breakfast Kitchen with range of units, space for Dining and door out onto the Rear Gardens. The central Hallway has 2 Double Bedrooms communicating off and a refitted Family Bathroom with low flush wc,, wash hand basin and panelled bath with shower and screen over. The outside offers a good size rear garden which is private and has lawned area, seating area and gated access to the side. There is also a good size Garage with Light and power and housing the central heating boiler, the property also has a driveway for vehicular parking to the front. The bungalow benefits from UPVC Double Glazing throughout along with Gas Fired Central Heating.

#### SERVICES

Mains Electricity, Gas, Water & Drainage.  
Gas Fired Central Heating

#### OUTGOINGS

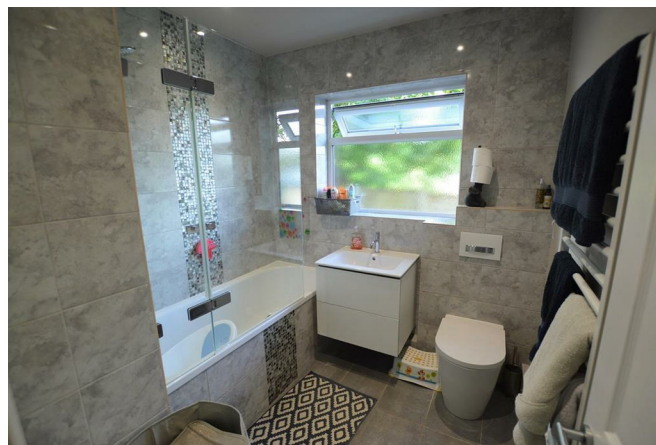
Council Tax Band: C

#### 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.



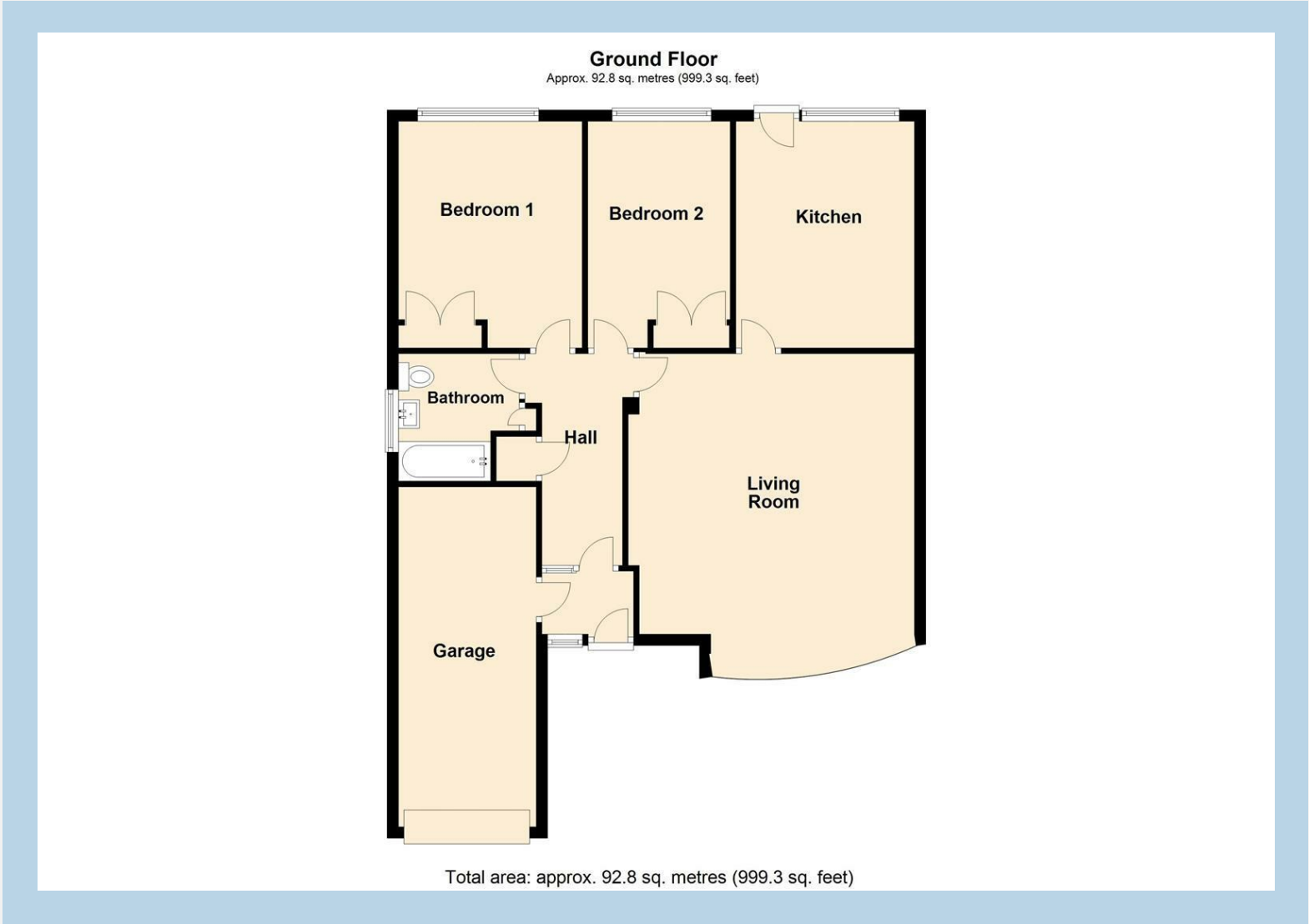
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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status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

**ROOM MEASUREMENTS**

**GROUND FLOOR**

- LIVING ROOM - 18'5 x 16'5 (5.61m x 5.00m) max
- KITCHEN/DINING ROOM - 13'5 x 10'3 (4.09m x 3.12m)
- BEDROOM 1 - 13'10 x 10'6 (4.22m x 3.20m)
- BEDROOM 2 - 13'0 x 8'2 (3.96m x 2.49m) max
- GARAGE - 20'8 x 8'5 (6.30m x 2.57m)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	87	A	A

**Energy Efficiency Rating**  
 Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs  
 England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**  
 Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
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 Not environmentally friendly - higher CO<sub>2</sub> emissions  
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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.