



3 The Meadows, Leominster, Herefordshire, HR6 8QY

Extremely Well Presented, Updated 2 Bed Semi-detached House Asking Price £199,950



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Leominster
Herefordshire
HR6 8QY
Asking Price £199,950**

LOCATION

The Meadows is a mature and popular residential location, convenient to the town centre of Leominster. The town itself offers an excellent range of amenities including a number of traditional High Street shops, supermarkets, doctor and dental surgery, primary and secondary school and leisure facilities including swimming pool. The larger Cathedral City of Hereford is located approximately 14 miles to the south where a more comprehensive range of facilities can be found, with the ever popular South Shropshire Historic town of Ludlow also easily to hand.

BRIEF DESCRIPTION

From the driveway a double glazed inset front door opens to an enclosed porch with further glazed door opening to the spacious Family Living Room which has a double glazed window to the front elevation, central ceiling light, panelled radiator, power points, television aerial point fitted and staircase leading up to the first floor accommodation. A doorway then leads through to the impressive, modern Kitchen/Dining Room, offering a range of attractive matching base and wall units with wood effect, rolled edged work surfaces to the base units with inset sink. There are appliances to include gas hob with extractor hood above, electric oven and grill below and integrated slim line dishwasher with wine racks incorporated to the wall units, space for dining table, ceiling lighting, ample power points, panelled radiator and attractive wood effect flooring. Off the Kitchen an archway leads through to a useful Utility/Rear Hallway with planned space and plumbing for washing machine and tumble dryer and further space for up upright fridge freezer, with double glazed window to the rear and double glazed back door, wood effect flooring, ceiling lighting, power points, panelled radiator and housed in here is the gas fired central heating boiler. The property also benefits from a downstairs Cloakroom/Toilet off the Kitchen with low flush W/C and wall mounted hand wash basin with cupboard below.

The staircase from the Living Room leads up to the first floor galleryed landing with double glazed window to the side elevation, useful fitted storage cupboard, ceiling light, panelled radiator, loft access with ladder and doors off to all rooms. Bedroom 1 in a pleasant double with double glazed

- Located In Mature & Popular Residential Location, In The Market Town Of Leominster
- An Extremely Well Presented & Updated Semi-detached Property
- Offering Gas Centrally Heated & Fully Double Glazed 2 Bedroomed Accommodation
- Pleasant Landscaped Rear Gardens, Oak Framed Canopy Area To The Side & Ample Driveway Parking

window to the rear elevation, ceiling light, panelled radiator, power points and a range of fitted bedroom furnishing to include wardrobes and cupboards. Bedroom 2 has a double glazed window to the front elevation, ceiling light, panelled radiator, power points and also benefits from fitted wardrobe/cupboard storage. The modern Family Shower Room offers an impressive suite to include a double shower cubical with rainfall shower head over, low flush W/C, hand wash basin with cupboards fitted below, chrome towel radiator, ceiling lighting, extractor fan and double glazed window to the front.

OUTSIDE

The property benefits from a tarmacadam front driveway providing ample parking with outside lighting and secure gated access to the side, opening to an oak framed covered area stretching the length of the property and providing an excellent sheltered/covered storage and seating area. To the rear there is a pleasant west facing, landscaped garden with large patio/seating area with steps up to lawned garden area with wood panelled fencing to all boundaries.

SERVICES

Mains Electricity, Water, Drainage and Gas.
Gas Fired Centrally Heated

OUTGOINGS

Council Tax Band: B

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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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.

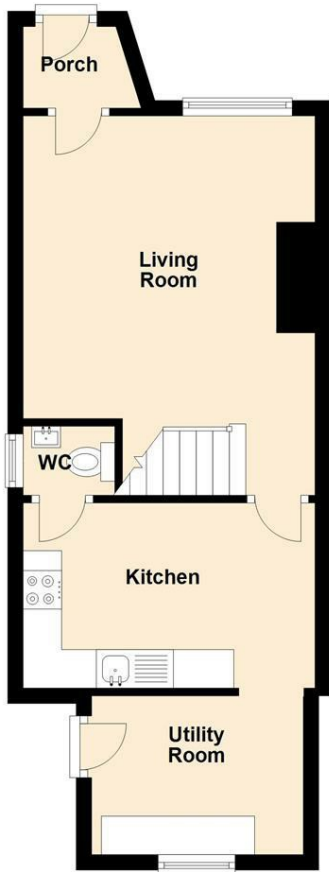
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification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

ROOM MEASUREMENTS

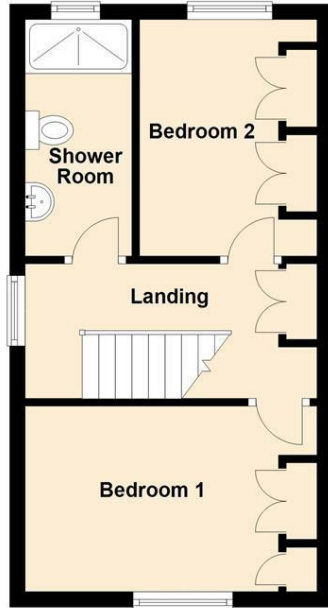
- GROUND FLOOR
- FAMILY LIVING ROOM - 16'1 x 12'5 (4.90m x 3.78m)
- KITCHEN/DINING ROOM - 12'5 x 7'10 (3.78m x 2.39)
- UTILITY ROOM - 9'0 x 6'9 (2.74m x 2.06m)
- FIRST FLOOR
- BEDROOM 1 - 12'5 x 7'11 (3.78m x 2.41m)
- BEDROOM 2 - 10'1 x 7'6 (3.07m x 2.29m)
- SHOWER ROOM - 10'0 x 4'6 (3.05m x 1.37m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Ground Floor
Approx. 35.6 sq. metres (383.7 sq. feet)



First Floor
Approx. 28.1 sq. metres (302.6 sq. feet)



Total area: approx. 63.8 sq. metres (686.3 sq. feet)

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.