



106, Ridgemoor Road, Leominster, HR6 8UL
Price £190,000

**COBB
AMOS**

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

106 Ridgemoor Road Leominster

Situated in a quiet cul-de-sac within a mature residential area of the market town of Leominster is this detached three bedroom, chain free home with garage, gardens and off road parking. Oakleigh would make an ideal family home or first time buyer/investor purchase. Please call 01568 610310 to arrange a viewing with our team.

- CHAIN FREE
- DETACHED
- THREE BEDROOMS
- CONSERVATORY
- FRONT AND REAR GARDENS
- DRIVEWAY PARKING
- GARAGE
- WALKING DISTANCE TO AMENITIES
- POPULAR MARKET TOWN LOCATION OF LEOMINSTER
- ADJOINING FARMLAND TO THE REAR

Material Information

Price £190,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: C

EPC: C (69)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Positioned within a convenient location, just walking distance from Leominster town centre is this detached home with accommodation comprising; hall, cloakroom, kitchen/breakfast room, sitting/dining room, conservatory, three bedrooms and bathroom. The property also benefits from; gas heating, double glazing, front and rear garden, garage and off road parking. The property has been left as a 'blank canvas' with neutral decoration and requiring carpet/flooring to be laid in a number of rooms. It allows any new home owner to put their own stamp on the property.

Property Description

Entry begins into an entrance hall with immediate views of the rear garden through the conservatory and sitting room windows. There are stairs to the first floor here, a cloakroom to the right and kitchen/breakfast room to the left. The cloakroom has WC, hand-basin, radiator and window out. The kitchen is of square proportion with views to the front and room for a small breakfast table and chairs. There is a range of wall and floor units with electric oven, hob and housing for a fridge and washing machine.

To the far end of the hall is a generously proportioned sitting/dining room with under-stair cupboard, wooden fire surround to create a focal point and doors leading to a conservatory. The conservatory gives direct access into a private, rear garden and a patio space ideal for outdoor entertainment/dining. It has a wooden frame, tiled floor and 180 degree views of the outdoors.

On the first floor are three bedrooms, airing cupboard, loft hatch and family bathroom. Bedroom one has rear aspect and mature views of tree tops and farmland that back onto the property. It is a good sized double with fitted wardrobes. Bedroom two has front aspect and is also a double. Bedroom three is a single with pleasant rear aspect. The family bathroom is fully tiled with bath and shower over, WC, basin, radiator and window out.

Garden, Garage & Parking

The plot of 106 consists of the following:

- * A front garden that is mainly laid to lawn with a selection of mature trees and shrubs.
- * Side access could be re-instated to lead to a private, rear garden that is laid to lawn.
- * A patio area that joins onto the conservatory and garage personnel door.
- * A single garage adjoining the property with up and over door, lights, power and rear personnel door.
- * Driveway parking for a number of vehicles.

Services

All mains services are connected to the property.

Tenure: Freehold

Herefordshire Council Tax Band C

Broadband

Broadband type Highest available download speed Highest available upload speed Availability

Standard 13 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 2300 Mbps 2300 Mbps Good

Networks in your area - Full Fibre, Openreach

Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Location

The property is situated in a mature residential area within walking distance of the town centre and train station. This is a popular market town and boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

What3words

What3words:///beefed.rewarding.quoted

Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From the office in Broad Street follow the road for Bridge Street. At the mini roundabout take a left turn avoiding Mill Street. Then take the second turning on the right for Ridgemoor Road and number 106 can be found on your left hand side.



