



68, Castlefields, Leominster, HR6 8BJ
Price £225,000

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68 Castlefields Leominster

Number 68 Castlefields is a 'must see' opportunity. The bungalow has a light filled and pleasing layout with up to date heating, electrical and lighting systems, attractively styled shower room and bi-fold doors leading onto a south facing, private courtyard. It is in 'turn key' condition and situated in a mature residential area, within walking distance to the centre of Leominster. Benefiting from driveway parking and garaging it would be a super home for first time buyers/those looking to downsize/couples/or those looking for an investment opportunity. Further more, it is COMPETITIVELY PRICED and CHAIN FREE. Please call 01568 610310 at your earliest convenience.

- CHAIN FREE
- TURN KEY CONDITION
- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS, 1 MODERN SHOWER ROOM
- DOUBLE GLAZING & GAS HEATING
- ENCLOSED SOUTH FACING COURTYARD
- OFF ROAD PARKING
- GARAGE
- CONVENIENTLY LOCATION FOR CLOSE PROXIMITY TO AMENITIES

Material Information

Price £225,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: C

EPC: E (51)

For more material information visit www.cobbamos.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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



Ground Floor Building 1



Ground Floor Building 2



Approximate total area¹⁾
817 ft²
75.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Situated in a mature residential area within walking distance of Leominster Town Centre, local shop, parks, schools and Halo Leisure Centre is this superb semi-detached two bedroom bungalow, offering PVCu double glazing and gas fired living accommodation to include an entrance hall, sitting room with a feature fireplace, kitchen/diner, two good size bedrooms and a shower room. With driveway parking, south facing rear courtyard, single garage with electric door and gardens to the front and rear.

Property Description

Entry begins into an entrance hallway with hooks for hanging coats and practical linoleum flooring. To the left is a shower room with enormous walk in shower cubicle. The cubicle has sliding doors, modern splash back and electric shower head. The hand basin and WC are vanity housed with shelf and there is a tall, chrome, heated towel rail alongside an LED mirror. The room benefits from having a large window that has been conveniently obscured and allows the room ample light and ventilation. The whole is attractively styled.

To the left of the entrance hall is bedroom two which is a double and has side Westerly aspect. Mature trees and colourful shrubbery give a welcoming and peaceful tone to this room which would lend itself to being a home office if otherwise desired. It benefits from having modern carpeting, spot lights, tall column radiator and contemporary styled oak doors which are echoed throughout the property. Bedroom one is next door but accessed from the sitting room not the entrance hallway. It is a good sized double also with private, westerly aspect. There is room for an assortment of bedroom furniture and the room has been tastefully decorated as has the rest of the interior. The colour choices are modern, warm and welcoming.

The sitting room which is accessed from the entrance hallway is a good size and allows for an assortment of comfortable seating. The focal point is a gas fire with contemporary surround and bi-fold doors at the far end of the room that give direct access onto a South facing courtyard where dining or lounging can be private and not overlooked. Conveniently, the BBQ and outdoor sets can be stored in the adjoining garage that benefits from having a side personnel door accessed from the courtyard. The sitting room is light and airy and benefits from being comfortably carpeted and having spotlights and two tall, column radiators.

Leading on from the sitting room is the kitchen/diner. This room is also well lit by having large windows that overlook the front and a door and window overlooking the rear courtyard. The kitchen has a range of wall and base units with oven and gas hob top and housing for a fridge/dishwasher and washing machine. The backsplash tiles give a stylish and contemporary edge to this space. To the opposite end of the units is ample room for a table and chairs and room for a tall fridge/freezer or dresser if required. There is a tall column radiator to keep this dining section warm and inviting in the cooler months.

Garden, Garage & Parking

There is a single garage with electric up and over door accessed from the driveway and a secondary personnel door which is accessed from the secure, rear courtyard.

The rear courtyard is south facing and a real sun trap.

The front garden has dwarf walling and a path leads to the front door and round to the rear courtyard and garage. The garden to the side has mature trees and shrubbery which is a great spot for shady bench seating.

Services

All mains services connected.
Gas heating
Herefordshire Council Tax Band C
Tenure: Freehold

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 15 Mbps 1 Mbps Good
Superfast 76 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:///dancer.gadgets.tern

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 our offices in Broad Street continue into High Street and left into Etnam Street. Continue along passing the Railway Station on the left and taking the right hand turn into Waterworks Lane. Take the third turning right into Castlefields where No 68 is located on the left hand side.



