



142, Ridgemoor Road, Leominster, HR6 8UN
Price £149,950

142 Ridgemoor Road Leominster

An immaculately presented one bedroom end terraced house positioned well in a quiet cul-de-sac within walking distance of Leominster town centre. The property benefits from a modern open plan layout, double glazing, conservatory, fully enclosed garden and off road parking. Ideal for first time buyers and investors, the property is offered for sale WITH NO ONWARD CHAIN.

- END TERRACE HOME
- ONE DOUBLE BEDROOM
- FULLY ENCLOSED GARDEN
- OFF ROAD PARKING
- CONVENIENT LOCATION
- CONSERVATORY
- IMMACULATE CONDITION
- NO ONWARD CHAIN
- WALKING DISTANCE TO AMENITIES

Material Information

Price £149,950

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: A

EPC: (null)

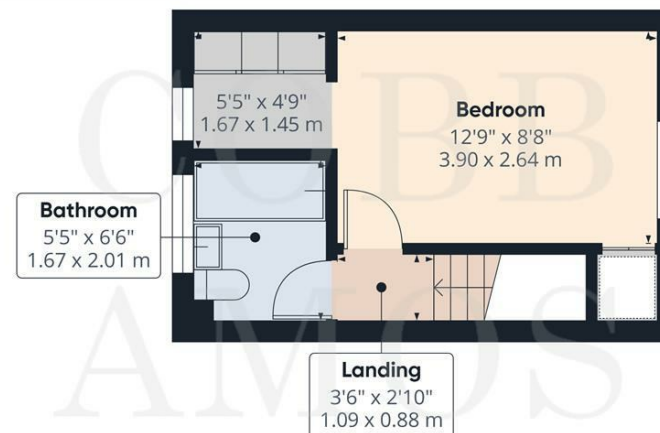
For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate

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



Ground Floor



Floor 1



Approximate total area⁽¹⁾

479 ft²
44.4 m²

Reduced headroom

9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

This modern and well designed one bedroom property has accommodation which comprises; recessed porch, kitchen/dining/living room, conservatory, double bedroom with dressing area and bathroom. The property also benefits from double glazing, fully enclosed garden, off road parking and is ideal for first time buyers and investors.

Property Description

The front door opens onto an open plan kitchen/dining/living room with views to the garden. The kitchen, with front aspect, has a range of modern and stylish wall and floor cupboards, a built-in electric oven and hob, chimney extractor, space/plumbing for washing machine and space for a tall fridge/freezer. A breakfast bar marks the space between the kitchen and living room whilst leaving the room bright and airy.

The living room has a contemporary style electric fire, plenty of room for comfortable seating and includes the staircase to the first floor. Sliding doors lead to a conservatory which opens onto the well-fenced and secure back garden.

The first floor comprises a generously-sized double bedroom and a dressing area with built-in wardrobe with sliding doors. The room has front and rear aspects and a further cupboard containing the hot water tank, ideal for use as an airing cupboard.

The bathroom is fitted with a white modern style suite consisting of bath with shower over and screen, vanity unit with basin, WC, heated towel rail and window to the front.

The house is heated by electric radiators with individual thermostats and timers

Garden & Parking

The garden is fully enclosed with easily maintainable bark surfacing and a wall framed flower bed adding colour and interest to the garden. There is opportunity for outside dining and bench seating. A good sized shed is also positioned to the rear of the garden. Parking for two cars is available via the property's driveway.

Services

Tenure: Freehold
Herefordshire Council Tax Band A
Mains electric, water and drainage.

Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	14 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 of Leominster close to the schools and railway station, and within walking distance of the town centre. 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:///ferrying.dish.voters

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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From our office on Broad Street Leominster, head north on Broad Street towards New Street/A44. At the roundabout, take the 1st exit onto Bridge Street /B4361 then take the 2nd right hand turn onto Ridgemoor Road. Take the 2nd left hand turn into the cul-de-sac where number 142 can be found on the right hand side.



