

86, The Meadows, Leominster, HR6 8RE
Price £260,000

86 The Meadows Leominster

A light and spacious two double bedroom bungalow situated within short walking distance of Leominster town centre. The property offers well presented and recently renovated accommodation with living room overlooking the rear garden. Benefiting from driveway, garage and landscaped rear garden. Call our Leominster office on 01568 610310 to arrange your viewing, this property must be seen to be appreciated.

- Semi detached bungalow
- Restored and modernised
- 2 bedrooms, 1 shower room
- Landscaped garden
- Garage, driveway parking
- Leominster town location

Material Information

Price £260,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: B
EPC: D (60)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

Situated in a sought after location within the market town of Leominster is this semi-detached bungalow. The property has undergone modernisation to create a wonderful home with the benefits of double glazing, woodburning stove and gas heating. The property has accommodation comprising: entrance hall, living room, kitchen, two bedrooms, shower room, garage and landscaped rear garden.

Property Description

The side door opens to the entrance hall. Ahead is the living room which has wood effect flooring and a large window and door opening to the garden and allowing natural light to flood through. There is a wood burning stove which creates a cosy focal point to the room. The kitchen has been recently fitted with modern wall and base units. There is an electric cooker with gas hob, space for a washing machine, sink and a useful storage cupboard. A door provides access to the side of the property.

Both bedrooms are doubles with a window to the front. The shower room is fitted with a WC, basin and double shower cubicle.

Garden

The rear garden has been landscaped by the current vendor. From a door off the living room is a patio area which is ideal for a BBQ and entertaining in the warmer months. Steps lead to an area laid to lawn.

Garage and Parking

To the front is block pavia providing parking for two vehicles. The garage has an up and over door and there is light and power.

Services

All mains services are connected to the property. Council Tax Band B.

Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	17 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	2300 Mbps	2300 Mbps	Good

Networks in your area - Full Fibre, Openreach, Airband
Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

5G is predicted to be available around your location from the following provider(s): EE, Three. Please note that this predicted 5G coverage is for outdoors only
Source: Ofcom Mobile Checker

Indoor Mobile Coverage

Provider	Voice	Data
EE	Limited	Limited
Three	Limited	Limited
O2	Limited	Limited
Vodafone	Limited	Limited

Source: Ofcom Mobile Checker

Location

The property is situated in a mature residential area within walking distance from the centre of Leominster. 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.

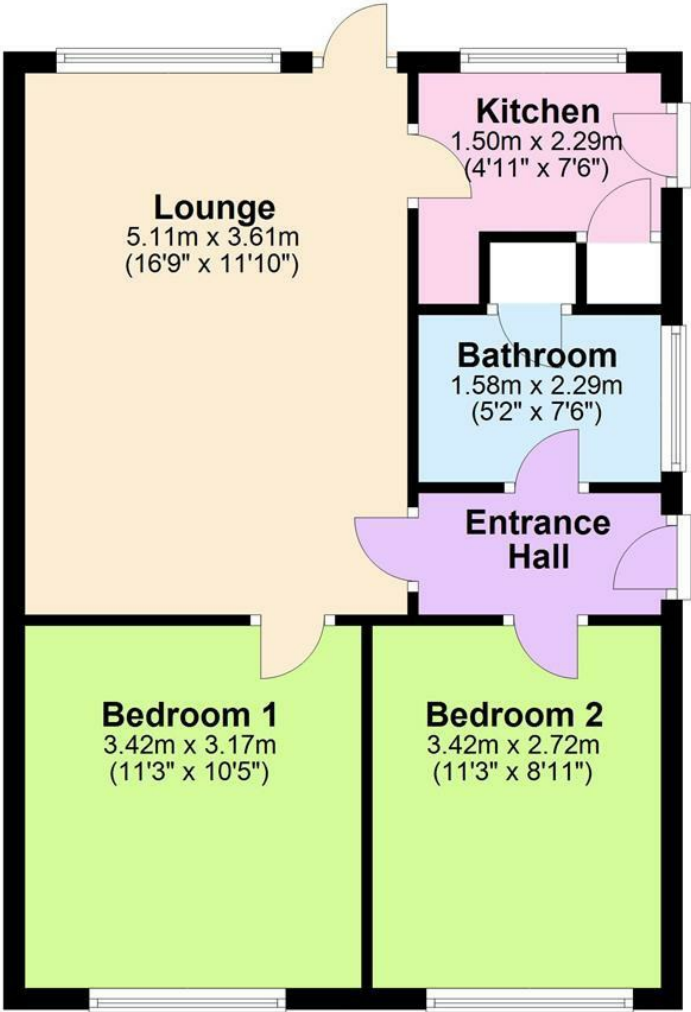
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Agent's Note

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.

Please note that the dimensions stated are taken from internal wall to internal wall.
Approx. 51.7 sq. metres (556.1 sq. feet)



Total area: approx. 51.7 sq. metres (556.1 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

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.

Directions

From New Street, Leominster turn left prior to the traffic lights into Green Lane proceed up this road taking the second turning on your right into The Meadows, after a short distance take the first left hand turn and continue along The Meadows where the property is located on the left hand side.

