



Holters

Local Agent, National Exposure

64 Kings Meadow, Wigmore, Leominster, Herefordshire, HR6 9UX

Offers in the region of £195,000



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Settle onto your throne at 64 Kings Meadow, which is a well presented, 3 bedroom, mid-terraced house, offering no upward chain, a south-facing rear garden, parking, a garage and is positioned in a popular cul-de-sac on the edge of the village of Wigmore.

Key Features

- Mid-Terraced, Modern House
- 3 Bedrooms
- Well Presented Accommodation
- Newly Installed Kitchen
- Garage & Parking
- South-Facing Rear Garden
- Available with No Upward Chain
- Edge of Popular Village Location
- Countryside Views from First Floor
- Fronting onto a Green Area/Park

The Property

No.64 Kings Meadow is a well presented, mid-terraced house found on the edge of the extremely popular, village of Wigmore, which lies in the rural county of Herefordshire, close to the Welsh border and surrounded by beautiful countryside and rolling hills for as far as the eye can see

Originally built circa 2001, No.64 Kings Meadow is available with no upward chain and offers 3 bedrooms, a newly installed kitchen (2023), a reception room and a bathroom. Outside, the property has a south-facing rear garden, a garage and parking space. Countryside views are enjoyed from the first floor, while

at the front of the property is a green area/park, perfect for children to run around and play in.

Inside the accommodation spans over 2 floors and is made up of an entrance lobby, W.C, hallway with stairs rising off to the first floor, a useful storage cupboard, the kitchen and a living room/diner, complete with a feature multi-fuel burning stove and double doors opening out to the rear garden. On the first floor the landing gives access to the loft space, airing cupboard, bathroom and the 3 bedrooms, with the largest also having the benefit of a built-in wardrobe.

The south-facing rear garden has a paved patio seating area, ideal for entertaining/relaxing on, a lawn, log store and well-defined fenced borders. A wicket gate at the rear leads out to the garage and parking area. There is a small gravelled front garden and a wicket gate which leads directly onto the green area/park.

Overall, No.64 Kings Meadow could be an ideal dwelling for a variety of buyers to include

relocating purchasers seeking a village environment with facilities, or perhaps first time buyers looking to make that all important first step onto the property ladder, or a budding buy to let investor looking for a solid investment. Either way, you can be sure that whoever the lucky new owner/s are, they would have acquired a wonderful house.

The Location

The village of Wigmore is hugely popular as a catchment area due to the 2 fantastic schools located there, Wigmore primary school and Wigmore high school. Both schools come in high regard and many people locate themselves to be near them for their excellent reputation they have held for many years.

As well as the schools the village has plenty of other facilities on offer. There is an outstanding restaurant offering stunning food called The Oak, a pub called The Castle, a useful village shop, a travelling post office, a village hall which is not only available to hire and locates the defibrillator for medical emergencies, it also has a cafe that offers some excellent



lunch time grub!

The whole village is surrounded by stunning hills and woodland. On one of these woodland walks you will find Wigmore Castle, a popular route to take a wander and explore the castle ruins. You will also be able to access the towns of Ludlow and Leominster and the county city of Hereford with ease, with all 3 providing an extensive range of retail, educational and recreational facilities.

Services

We are informed the property is connected to mains water, electricity and drainage.

Heating

Electric heating and a multi-fuel burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Herefordshire Council - Band B.

Nearest Towns/Cities

Ludlow - Approximately 8.5 miles
Presteigne - Approximately 9 miles
Knighton - Approximately 9.5 miles
Leominster - Approximately 10 miles
Craven Arms - Approximately 10.5 miles
Hereford - Approximately 21 miles
Shrewsbury - Approximately 32 miles

Broadband

Enquiries via British Telecom indicates the

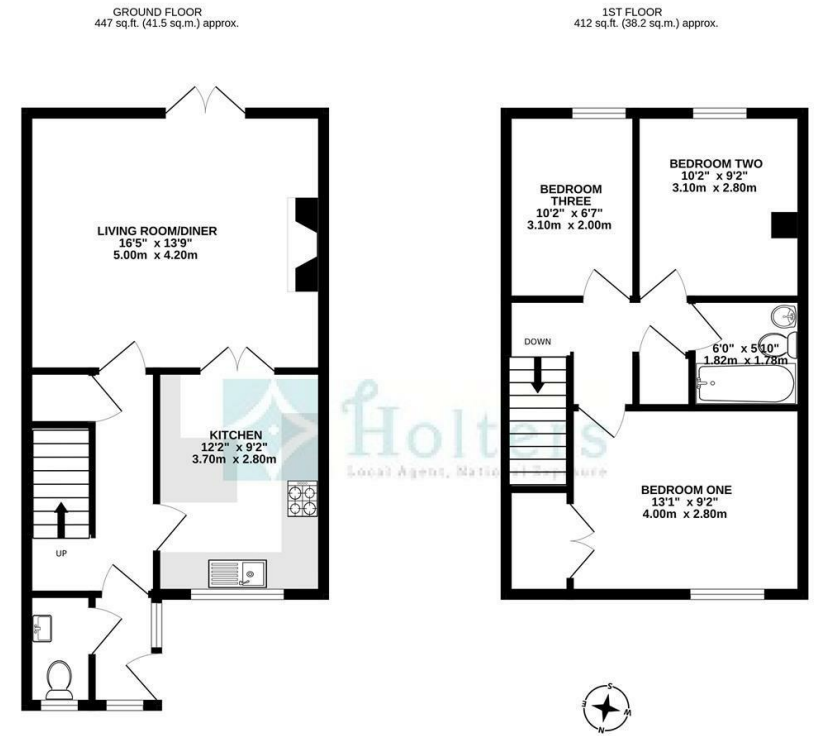
property has an estimated fibre broadband speed of 48-50MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Money Laundering Regulations

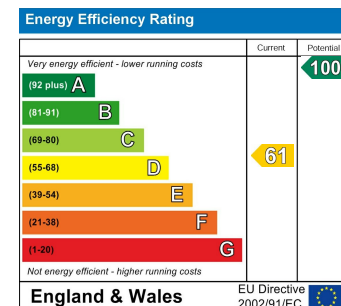
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline on for the guidance of intended purchasers or les and do not constitute part of an offer or cont 2. All descriptions, dimensions, reference to condition and necessary permissions for use a occupation, and other details are given witho responsibility and any intending purchasers c tenants should not rely on them as statement representations of fact but must satisfy themselves by inspection or otherwise as to tl correctness of each term of them. 3. The vend or lessors do not make or give, and neither dc Holters for themselves nor any person in thei employment have any authority to make or g any representation or warranty whatever in relation to this property.



64 KINGS MEADOW, WIGMORE, LEOMINSTER, HEREFORDSHIRE, HR6 9UX
TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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