

273, Buckfield Road, Leominster, HR6 8SB
Offers In Excess Of £170,000

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273 Buckfield Road Leominster

A light and spacious two bedroom detached bungalow which is situated on a bus route in a sought after residential area of Leominster. The property occupies a corner plot and benefits from gas heating, double glazing, fully enclosed private garden and off road parking. This property is offered for sale **WWITH NO ONWARD CHAIN**.

- Detached bungalow
- Two bedrooms
- Off road parking
- Enclosed garden
- Popular residential area
- **NO ONWARD CHAIN**

Material Information

Offers In Excess Of £170,000

Tenure: Freehold

Local Authority: Herefordshire

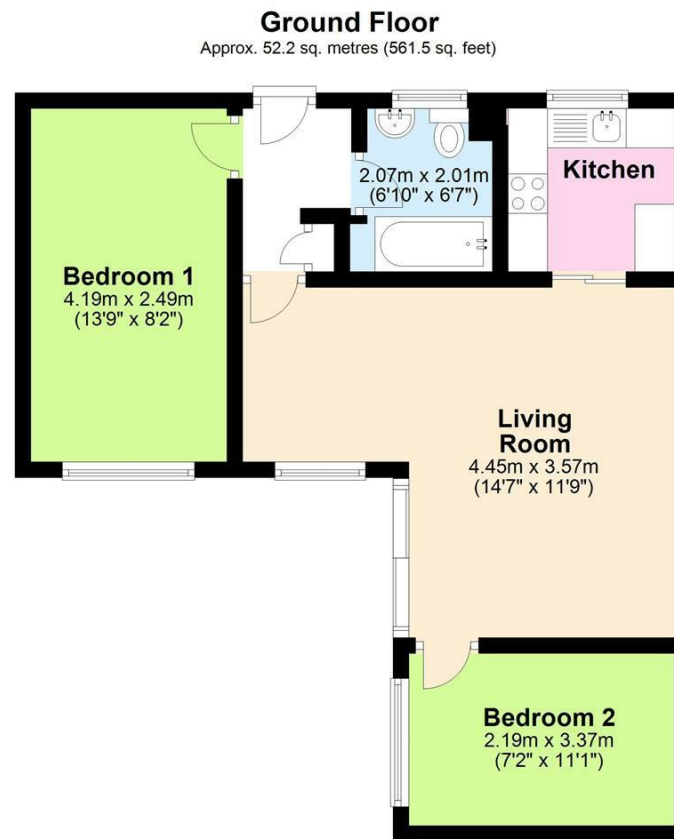
Council Tax: B

EPC: D (67)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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



Total area: approx. 52.2 sq. metres (561.5 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.

Introduction

Situated in a popular residential area on the edge of Leominster, this detached bungalow has accommodation comprising; hall, kitchen, living/dining room, two bedrooms and bathroom. The property is ideal for first time buyers and investors and also benefits from gas heating, double glazing, fully enclosed private garden and off road parking.

Property description

The front door of the property is PVCu double glazed which is consistent throughout the property and enters the hall which benefits from a useful fitted cupboard. The living/dining room is both light and spacious with a window to the rear as well as sliding doors that leads into the enclosed patio area, making an ideal space for entertaining. The kitchen has matching wall and base units with space for a fridge/freezer, oven, hob and recesses for washing machine. Bedroom one has a window to the rear with bedroom two having a window to the side. The bathroom is fitted with a WC, basin and a bath with a shower above.

Garden and Parking

The garden to the front is enclosed by a fence and is laid to lawn with a path to the front door. To the rear is an enclosed patio area which is covered and extends entertaining in the warmer months. There is off road parking for two cars and a nominated parking space in the adjacent car park.

Location

The popular market town of Leominster 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.

Services

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

Planning Permission

Planning permission has been obtained to change the coved area into part of the living area. More information can be found on Herefordshire Planning Portal using reference: P22011/F

Agents 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 £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Directions

From Leominster town centre, proceed west on the A44 Bargates Road. At the top of the hill, turning right into Buckfield Road. Follow the road through the estate where the property is located on the left hand side.

