



29, Moor Meadow, Shobdon, HR6 9NT  
Price £169,500

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# 29 Moor Meadow Shobdon

Chain free mid terraced property in popular Shobdon ideal for the first-time buyer, those wishing to downsize or the buy to let investor. Ready to move into throughout, this attractive property offers affordable living in a well-serviced village location, with countryside on the doorstep. Early viewing considered essential in order not to miss out.

- CHAIN FREE
- READY TO MOVE INTO
- ALL MAINS SERVICES
- POPULAR VILLAGE LOCATION
- REALISTICALLY PRICED

## Material Information

**Price** £169,500

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

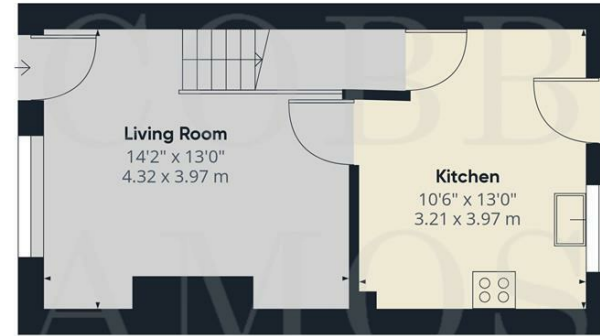
**Council Tax:** B

**EPC:** C (74)

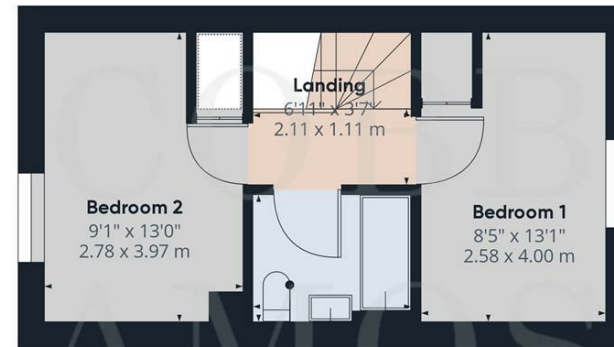
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Ground Floor



**Bathroom**  
6'10" x 5'8"  
2.10 x 1.75 m

Floor 1



Approximate total area<sup>(1)</sup>  
601.97 ft<sup>2</sup>  
55.92 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

An attractive mid terraced property in the well-serviced village of Shobdon offered for sale with the added benefit of having no vendor chain involved. Ready to move into, the property offers an excellent opportunity for the first-time buyer in particular or may represent an investment opportunity for the buy to let investor seeking a property ready to let. Small gardens to both the front and rear

## Property Description

Entry into the Living Room with a window to the front and a feature fireplace. Into the Kitchen/Diner with a range of eye and base level units with worktop space over, window to the rear and a door leading to the rear garden. In the Living Room the stairs lead up to the first floor with two Bedrooms off (one at the front and one at the rear) as well as the Bathroom, which is fitted with a three piece suite comprising wash hand basin, wc and bath with shower over.

## Gardens

There are low-maintenance gardens to both the front and rear.

## Parking

A path from the rear door leads to the parking area where there is ample parking for two cars.

## Tenure

Freehold

## Location

The property is situated within the popular village of Shobdon, which has a good range of amenities including village shop and post office, primary school and a public house. The market town of Leominster is located just 9 miles away offering a further array of shopping, recreational and educational facilities.

## Services

All mains services available.

## Broadband

Standard 3 Mbps d/load 0.5 Mbps upload  
Superfast 80 Mbps d/load 20 Mbps upload  
Ultrafast 1000 Mbps d/load 1000 Mbps upload  
Openreach and Gigaclear

Source: Ofcom Broadband Checker

## Mobile Coverage Indoor

Provider Voice Data  
EE None None  
Three None None  
O2 Likely Limited  
Vodafone Limited None

Source: Ofcom Mobile Coverage Checker

## Mobile Coverage Outdoor

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

Source: Ofcom Mobile Coverage Checker

## what3words

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## Agents Note

There is a monthly charge of £24.27 payable to Stonewater for upkeep of the common ground on Moor Meadow.

## DIRECTIONS

what3words ///juniors.sheds.sing From Leominster enter the village of Shobdon, past the village shop and post office on the left hand side, then take the next turning right into Moor Meadow, take the first left hand turn and the property's driveway is the second on the left.





