



The Willows, 2, Minera Gardens, Leominster, HR6 8NA  
Price £415,000

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# The Willows, 2, Minera Gardens Leominster

A beautifully presented, three double bedroom, two en-suite, detached family home which is nestled away within a desirable area of Leominster. The property has been lovingly maintained by the current vendors and enjoys an enclosed rear garden and parking to the front. Viewing is highly recommended to appreciate the property which is offered WITH NO ONWARD CHAIN.

## FEATURES

- Detached family home
- Three double bedrooms, two en-suite
- Enclosed rear garden
- Ample parking
- Exclusive development
- NO ONWARD CHAIN



## Material Information

**Price** £415,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** B (83)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 83 B	← 84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Introduction

A well presented detached family home which is located in a cul-de-sac location within the market town of Leominster. The property has accommodation comprising; Entrance hall, living room, kitchen/dining room, study, utility room, cloakroom, three double bedrooms, two en-suite and a family bathroom. The property has a rear garden, ample parking to the front, gas heating, double glazing and is offered for sale WITH NO ONWARD CHAIN.

## Property Description

The front door with canopy porch above opens into the entrance hall where you are greeted into this beautifully presented family home. There is tiled flooring, access to the primary rooms and the staircase to the first floor landing. To the right is the study which has a window to the front and could be used as a snug, home office or child's playroom. The kitchen come dining room has a wonderful open feel with dual aspect windows including French doors to the garden. The kitchen area is fitted with wall and base units which have wooden worktops. There is a Belfast sink, electric Neff hide and slide oven with gas hob and extractor above, space for a dishwasher and American style fridge freezer. A breakfast bar has space for stools and ensures you are not missing out on conversations whilst entertaining guests. The dining area has space for a table and chairs, dresser and decorative furniture. An opening flows into the living room which is carpeted. There is a bay

window to the rear garden allowing natural light to flood the room and a useful cupboard. From the dining area a door opens to the utility room. Here there is additional wall and base units, space for a washing machine, tumble dryer and wine fridge. There is a door to the garden and to the cloakroom which is fitted with a WC and basin.

The furniture and white goods are available by separate negotiation. The staircase rises to the first floor landing where there is a cupboard and access to the loft which is boarded. Bedrooms one and two are spacious doubles each benefitting from an en-suite which is fitted with a WC, basin and double shower cubicle. Bedroom three is a double with a window to the rear. The family bathroom is fitted with a WC, basin and a roll top bath.

## Garden and Parking

The front of the property is brick paved and provides ample parking for cars. A gate opens to the rear garden which is enclosed, backs onto the school and woodland which is in a conservation area and is laid to lawn. There is a mature tree and patio area suitable for dining and entertaining in the warmer months. The garden enjoys a variety of wildlife including Sparrow hawks, a family of Woodpeckers, Gold finches and Bull finches.

## Services

Mains gas, electric, drainage and water are connected. Solar panels which are owned outright.





There is a residents management company in place for the drainage which has an electric pump for the development which connects onto the mains and the shared driveway which was recently tarmacked.

Herefordshire Council Tax Band E

EPC B

## 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 nation and chain stores.

## Agents Notes

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.

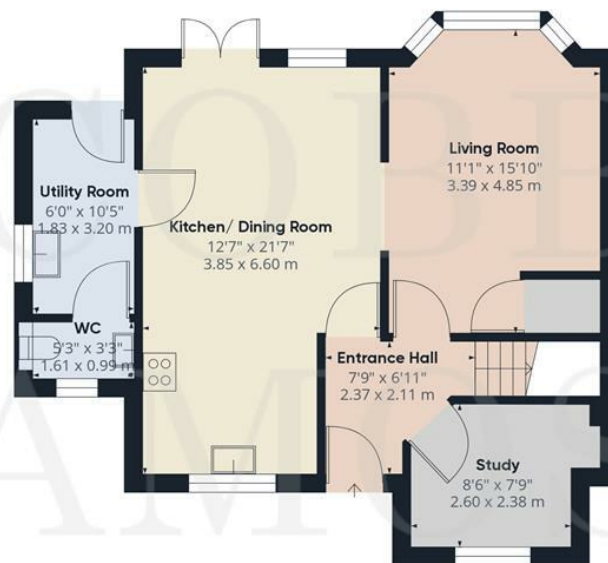


## DIRECTIONS

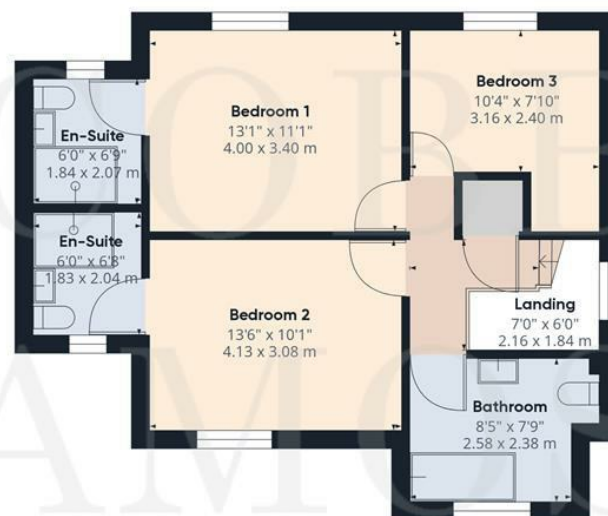
From our office, proceed along the High Street, into South Street, continue heading south into Hereford Road and turn left just before the pedestrian crossing into Hereford Terrace. Continue to the end of Hereford Terrace and bear right, The property can be found at the end of the cul-de-sac.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1214.59 ft<sup>2</sup>  
112.84 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.

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