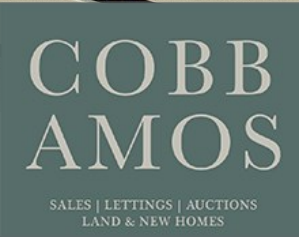




3, Castle Inn Holiday Park, Ford Street, Leominster, HR6 9UN
Price £105,000



3 Castle Inn Holiday Park, Ford Street Leominster

A delightful three bedroom detached lodge which is situated within the highly sought after village of Wigmore. The property enjoys open plan living space as well as a balcony with views over the fields and beautiful Herefordshire countryside. There is gas heating, double glazing and driveway parking. Viewing is recommended to appreciate the property which is offered for sale with NO ONWARD CHAIN.

- Detached lodge home
- Three bedrooms
- Open plan living
- Rear garden and parking
- Beautiful countryside views
- NO ONWARD CHAIN

Material Information

Price £105,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: Exempt

EPC: (null)

For more material information visit www.cobbamos.com



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

Located within the village of Wigmore is this detached lodge. The property has accommodation comprising; entrance hall, open plan kitchen/living/dining room, three bedrooms, one with an en-suite and walk in wardrobe and a family bathroom. The property has a rear garden which is laid to decorative stone and parking. The property is offered with NO ONWARD CHAIN.

Property Description

Steps lead up to the main door which opens into the entrance hall where there are two useful cupboards, one of which stores the washing machine and gas boiler. To the left, a door opens to the open plan living/kitchen/dining room. This is a wonderfully light room with triple aspect windows including French doors onto the balcony and which allow natural light to flood through the room. The living area has ample space for furniture with two windows to the side and is carpeted. A step up leads to the dining space and kitchen area where there is lino flooring. The kitchen has white wall and base units with a stainless steel sink and electric oven and hob with extractor fan above. There is space for a dishwasher and fridge freezer. From the hallway are the bedrooms and family bathroom. Bedroom one is a double room with a walk in wardrobe and en-suite fitted with a WC, basin and shower cubicle. Bedroom two is a double with built in wardrobes and drawers. The third bedroom is a double with a built in wardrobe. There is a family bathroom which is fitted with a WC, basin and a bath.

Garden and Parking

The property has a wall boundary with a hedge to the rear. There is space for flower pots and plants and a useful storage shed. The balcony is accessed from the living room and has views over the field and countryside beyond. This is a lovely place to sit and relax with a good book and glass of wine.

Services

Services - LPG gas central heating, mains water, private drainage and mains electricity. The Ground rent is £2600 per year which also includes the water. No Council tax charges are applicable due to the park home being situated on a Holiday Park.

Location

The property is located in the well serviced village of Wigmore, which is sought after due to the reputable high school. The village itself offers a range of amenities including a village shop, garage, church, sought after primary and secondary schooling plus a thriving community. The historic Wigmore Castle ruins and Wigmore rolls are popular with walkers and are only a short distance away. The bustling market towns of Leominster and Ludlow offering a further array of amenities are located within a short drive away.

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 Leominster, head North on the A4110, passing through Mortimers Cross and Aymestrey and upon entering Wigmore, pass the shop on your left hand side and turn right at the junction in to Ford Street, turn into the car park at The Castle Inn and continue down to the end where the lodges are located. Number 3 is the second on the right.



