



140, Buckfield Road, Leominster, HR6 8SQ
Price £365,000

COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

140, Buckfield Road Leominster

An extended and modernised, detached four bedroom family home which is situated in a popular, mature residential area of Leominster. The property boasts open plan kitchen/dining/family room, ideal for entertaining and has high quality fixtures and fittings throughout. There is a driveway for parking and a rear enclosed garden. Viewing is highly recommended to appreciate the property and all it has to offer.

FEATURES

- Detached family home
- Open plan kitchen/dining/family room
- Four bedrooms, one en-suite
- Driveway parking
- Enclosed rear garden
- Desirable location

Material Information

Price £365,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: D (57)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Introduction

Situated in the market town of Leominster is this detached family home. The property has been extended and has accommodation comprising; porch, hall, living room, kitchen/dining/family room, cloakroom, ground floor bedroom with en-suite. The first floor comprises; three bedrooms and a family bathroom. There is driveway parking, an enclosed rear garden, gas heating and double glazing.

Property Description

The front door opens into the porch where there is space for coats and shoes and an internal door to the hall which provides access to the primary rooms and the staircase to the first floor. The living room has a window to the front allowing natural light to flood the room and a fireplace inset with gas fire. This room is currently used as part gym but could be used as a children's play room. The kitchen/dining/family room is the true heart of the home. In the kitchen there are wall and base units, an electric cooker with gas hob and extractor above, space for a washing machine and American style fridge freezer. The dining area provides space for a table and chairs and opens to the family room which has a window and sliding doors which open to the rear garden. The open plan gives opportunities for dinner parties or the ability to watch the children while preparing tea. This is an ideal entertainment space and perfect for a child's party. A door opens to the cloakroom which is fitted with a WC and basin. From the hallway to the right is the

ground floor bedroom which has a window to the front and an en-suite fitted with WC, basin and shower cubicle. This bedroom has been converted from the garage.

The staircase rises to the first floor landing. Bedrooms two and three are both doubles with bedroom two a window to the front and three to the rear. The fourth bedroom is a single and currently being used as a study. There is a window to the front and a cupboard providing storage. The family bathroom is fitted with a WC, basin and P shaped bath with a shower over. There is an obscure window to the rear and chrome heated towel rail. There is a cupboard on the landing housing the Worcester boiler.

Garden and Parking

To the front of the property is a tarmac and decorative stone driveway with parking for three cars. There is a gate to the left leading to the garden. The garden faces South-West, is fully enclosed and has a raised decked area suitable for a hot tub, an ideal place to relax after a hard days work. There is a patio to enjoy al fresco dining and entertaining in the warmer months and an area laid to lawn. This is a blank canvas, ready for flower borders to be stocked. A shed provides additional storage space.

Services

All mains connected to the property
Herefordshire Council Tax Band D
Tenure Freehold





The vendor holds paperwork for the extension of the property and conversion of the garage.

Location

The property is situated on a bus route in a popular mature residential area on the outskirts of Leominster. This is a popular market town and 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 14 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

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.

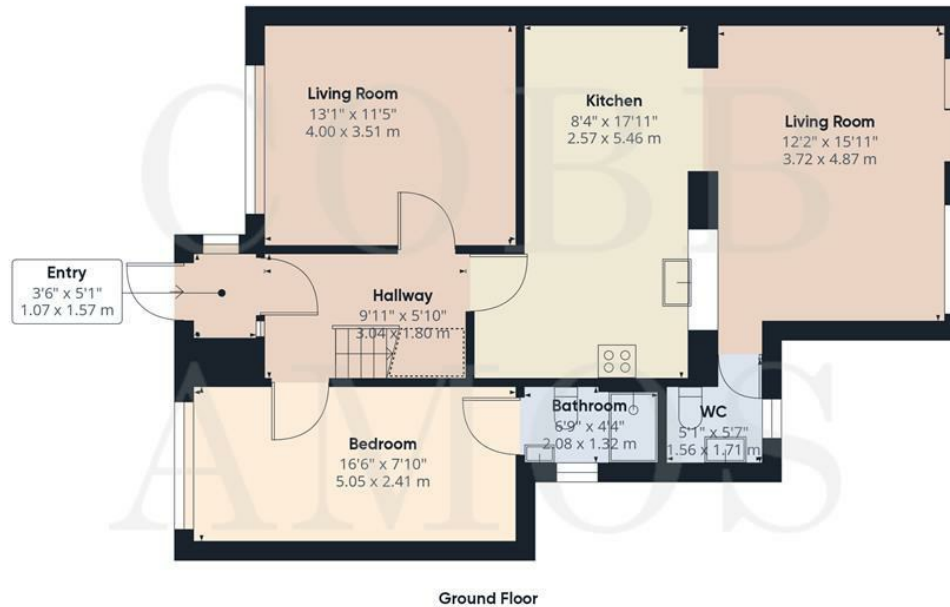


DIRECTIONS

From Leominster town centre, proceed west on the A44. After a short distance, turn right into Buckfield Road. On entering the estate take the fifth turning on the right where the property is located on the left hand side.







Approximate total area⁽¹⁾

1151.53 ft²
106.98 m²

Reduced headroom

15.41 ft²
1.43 m²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360

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.

COBB AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007

hereford@cobbamos.com

14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310

leominster@cobbamos.com

2 Broad Street, Leominster, HR6 8BS

Ludlow

Telephone: 01584 874450

ludlow@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Land & New Homes

Telephone: 01584 874450

landandnewhomes@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Knighton

Telephone: 01547 529907

knighton@cobbamos.com

22 Broad Street, Knighton, LD7 1BL

Lettings

Telephone: 01432 266007

lettings@cobbamos.com

14 King Street, Hereford, HR4 9BW

Head Office

Telephone: 01568 605300

hello@cobbamos.com accounts@cobbamos.com

First Floor Executive Suite, Easters Court, Leominster, HR6 0DE