



For Sale

Marlborough Close, Leominster
Offers in region of £205,000

Spacious 2-bed freehold bungalow near Leominster town centre. Large living room, kitchen/breakfast room, 2 doubles with

- Bungalow
- 2 Beds
- 1 Reception
- 1 Bathroom
- Parking
- Energy Rating : D
- Council Tax Band C
- Unfurnished
- Garage
- Garden



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Marlborough Close,
Leominster,
Herefordshire
HR6 8LN

>> Key Features

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- 2 Beds
- 1 Reception
- 1 Bathroom
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8 Marlborough Close, Leominster – £205000
Spacious 2-Bedroom Bungalow in a Quiet, Tucked-Away Location

Set within a generous plot and within easy walking distance of Leominster town centre, this spacious two-bedroom bungalow offers comfortable and convenient single-level living in a peaceful residential setting.

The property features a welcoming entrance hallway leading to a large, light and airy living room and a well-proportioned kitchen/breakfast room. There are two double bedrooms, both benefiting from inbuilt wardrobe storage, and a modern bathroom fitted with a white suite and shower over the bath. The property benefits from gas central heating, single-glazed windows throughout (except for a double-glazed bathroom window), and offers excellent potential for modernisation.

Externally, the bungalow enjoys a good-sized rear garden, ideal for outdoor entertaining or gardening enthusiasts. To the front, there is off-road parking on a gravel driveway for one vehicle, along with a large garage offering additional parking or storage space, complete with side access.

Situated in a quiet, tucked-away area, this lovely bungalow combines

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privacy with proximity to local shops, amenities, and transport links — making it an ideal home for retirees, couples, or those seeking a manageable home close to town.

Services and Information

We understand that the property is connected to all mains services: gas, water, and electricity.

Council Tax Band: C (Herefordshire Council).

EPC Rating: D.

Tenure: Freehold.

According to Ofcom, superfast broadband is available in this area.



Certificate Number : 8001-7564-1429-0907-6563

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C		
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8001-7564-1429-0907-6563>

Room Dimensions

Entrance/hallway	12.0x 4.7ft (3.6m x 1.4m)
Kitchen	10.3x 13.5ft (3.1m x 4.1m)
Bedroom 2	8.0x 12.8ft (2.4m x 3.9m)
Bedroom 1	10.5x 12.8ft (3.2m x 3.9m)
Bathroom	7.2x 5.2ft (2.2m x 1.6m)
Lounge	16.1x 15.6ft (4.9m x 4.7m)
Garage	7.9x 19.9ft (2.4m x 6.0m)

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Caldicott Property Lettings and Management Ltd cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.