





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>

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

For Sale: 8 Marlborough Close, Leominster

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 privacy with proximity to local shops, amenities, and transport links, making it an ideal home for retirees, etc.

