



SAMUEL WOOD

36 Kings Meadow, Wigmore, Leominster, Herefordshire, HR6 9UX

Asking Price £200,000



This 3 bedroom end terraced house sits on the edge of this well serviced North Herefordshire village which is surrounded by beautiful countryside. The property enjoys a garage and gardens whilst accommodation benefitting from upgraded electric heating and double glazing includes: Entrance Porch, Cloakroom, Entrance Hall, Living Room, upgraded Kitchen, First Floor Landing with 3 Bedrooms and Bathroom. EPC Rating – D

- 3 bedroom end terraced house
- Well serviced North Herefordshire village
- Electric heating and double glazing
- Newly installed kitchen
- Small gardens and garage
- Viewing recommended

Wigmore is a popular village sitting in North Herefordshire and has facilities that include, a Shop, Garage, 2 Public Houses, Church, Village Hall, Primary and Secondary Schools along with an active community and beautiful rolling countryside close at hand.

Upvc double glazed door opens into

Entrance Porch

with further 2 windows to frontage

Cloakroom

with window to frontage and a suite in white of wash hand basin and wc

Entrance Hall

good sized under stairs storage cupboard

Kitchen / Breakfast Room 12'0" x 9'2" (3.66m x 2.80m)

with window to frontage, room for table and chairs, recently fitted with a modern range of matching units with heat resistant work surfaces and attractive splash backs, 1½ bowl sink unit, electric hob with extractor positioned above, electric oven and microwave adjacent, planned space for washing machine, dryer and fridge freezer

Living Room 16'4" x 13'10" (5.00m x 4.23m)

with double glazed, double opening doors onto rear garden and feature chimney breast

First Floor Landing

with access to roof space, door into airing cupboard housing lagged hot water cylinder and shelving

Bedroom 1 13'0" x 9'2" (3.97m x 2.80m)

with window to frontage, double opening doors into wardrobe cupboard with 2 sets of hanging rails and extensive shelving

Bedroom 2 10'3" x 9'4" (3.13m x 2.85m)

with window to rear elevation

Bedroom 3 10'4" x 6'7" (3.15m x 2.03m)

with window to rear elevation

Bathroom 6'1" x 5'11" (1.87m x 1.82m)

with window to side and a suite in white of wash hand basin, wc and panelled bath with shower screen, shower over and tiled splash backs

Outside:

The property is approached over a slab pathway to the front door. The front garden is enclosed by low fencing and is gravelled for ease of maintenance. The rear garden is also enclosed and has a paved finish with gravelled border and pathway leading back to the front door. Gated access then leads to the property's parking space and at the rear of the property there is a single garage, having up and over door and concrete floor.

Services:

Mains electricity, mains water, mains drainage, upgraded electric heating, windows are double glazed. Flood risk – very low. Broadband speed 17 – 80 Mbps

Local Authority:

Herefordshire, tax band B

Tenure:

The property is freehold

Directions:

As you approach Wigmore from the Leominster direction, Kings Meadow is the first turning on your right hand side upon entering the village, take this turn and follow the road down, ignore the turning to your left and continue along on a no through road and the property is the first house on the left hand side.

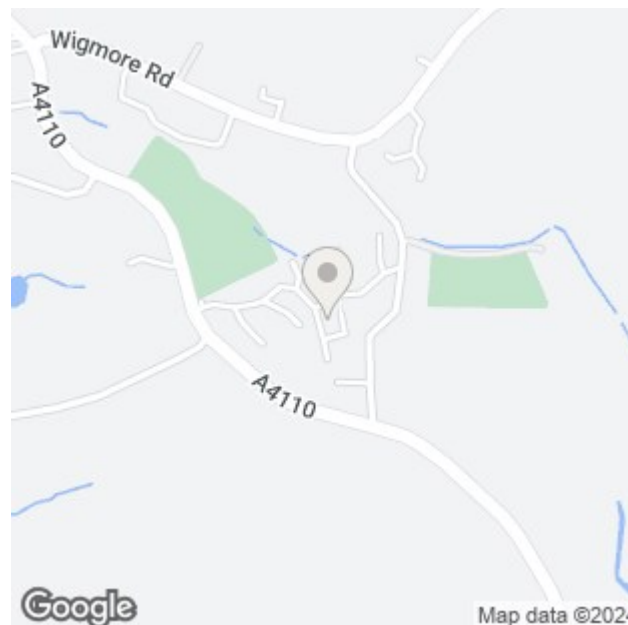
Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

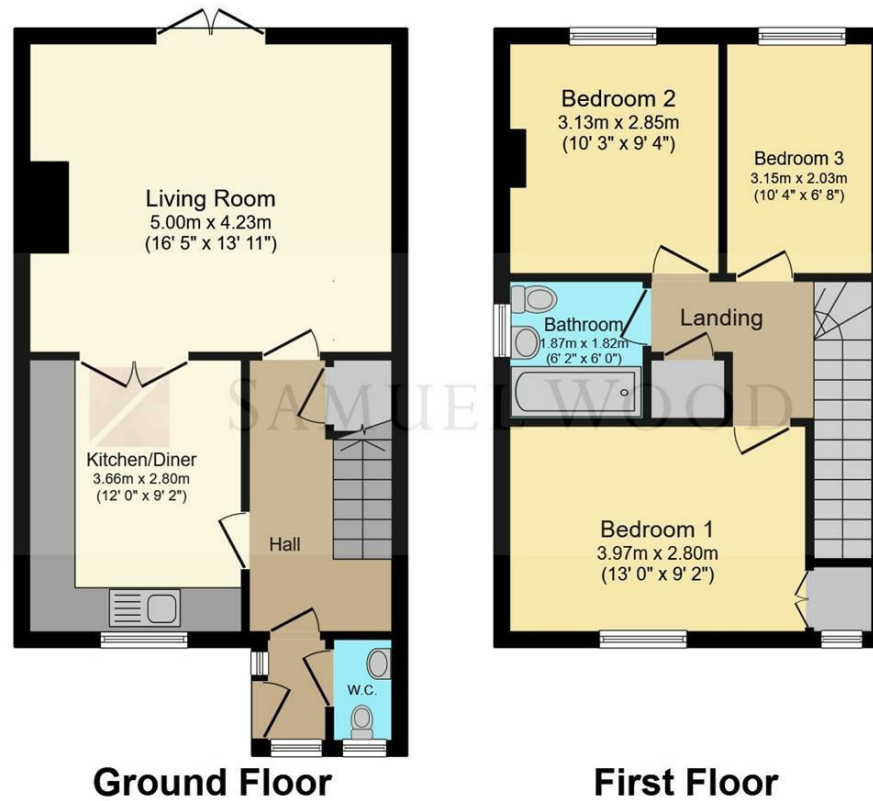
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Floor Plans



Total floor area 81.4 m² (876 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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