

41, Buckfield Road, Leominster, HR6 8SF
Price £330,000

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41 Buckfield Road
Leominster

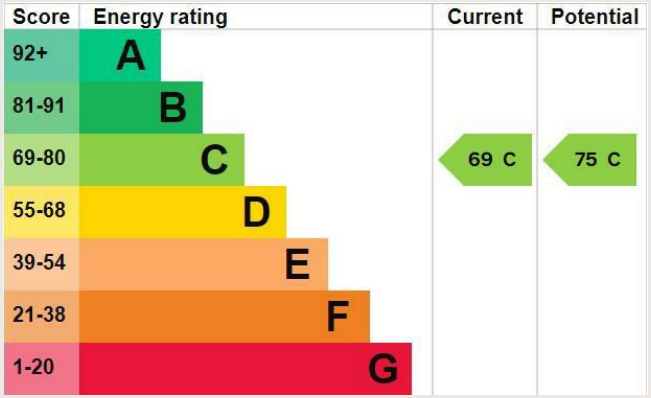
A detached, three bedroom house, which offers well appointed, light and bright living accommodation and creates an ideal family home. The property is situated in a highly sought after residential area of Leominster and boasts front and rear garden, garage and parking. Viewing is highly recommended to appreciate the property and all it has to offer.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- GROUND-FLOOR SHOWER ROOM AND MAIN SHOWER ROOM UPSTAIRS
- UTILITY & INTEGRATED GARAGE
- FRONT & REAR GARDENS
- DRIVEWAY PARKING
- SOUGHT AFTER RESIDENTIAL AREA
- SUNROOM

Please note that the dimensions stated are taken from internal wall to internal wall.



Material Information
Price £330,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: C (69)
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
Situated within a mature residential area within the market town of Leominster is this detached family home. The property has accommodation comprising; entrance hall, sitting/dining room, sunroom, kitchen, utility, ground-floor shower room, integrated garage, three bedrooms and a family shower room. There is a front and rear garden, driveway parking, gas heating and double glazing. A fabulous family home ready for the next owner.

Property Description
Entry begins into a spacious, light and bright entrance hallway with room for decorative furniture and stairs to the first floor. To the left is an open plan sitting/dining room with front aspect and double doors leading to a sunroom. The sitting room is demarcated by an ornate fire surround with gas fire insert. A nice feature is the large window to the front, flooding the room with light and a tall, contemporary, corner radiator that gives a streamlined look to the space. The dining section is currently set up with a large six-seater dining table and accompanying dresser furniture. It has pleasant garden views courtesy of the sunroom that adjoins it. The sunroom is dual aspect with sliding doors out onto a paved area ideal for times of Summer entertainment. The room would be ideally used as a hobby room/occasional sitting room due to its close connection with the garden and light filled properties.
Back in the entrance hall and directly ahead is a clean lined and modern kitchen with garden aspect. There is a generous range of wall and floor units here with Bosch double ovens, gas hob top, pan drawers, housing for a dishwasher and a built in pantry cupboard. A door leads into a utility room with access also to a shower room, door to the integrated garage and door to the back garden. The utility room has housing for a washing machine and tall fridge/freezer. A wall hung cupboard and work top enables the storage of various goods. The shower room is well equipped with shower cubicle, WC, hand-basin and heated towel rail. The garage has further housing for a fridge and freezer and has power, lighting and up and over door.
On the first floor are three bedrooms, airing cupboard, loft access and family shower room. Bedroom one is a good sized double with large, triple pane front aspect. There is a generous wardrobe with sliding doors and room also for an array of other furniture for storage/dressing purposes. Bedroom two is also a good sized double with rear aspect. It also has wardrobes with sliding doors and again room for accompanying bedroom furniture. Bedroom three is a single bedroom currently set up as a home office/craft space. It has front aspect and a useful built in cupboard that sits above the stairs. The family shower room is equipped with corner shower cubicle, hand-basin, WC and cabinets for storage.

Garden, Garaging & Parking
There is driveway parking for a vehicle to the front of the property that leads directly to the garage. There is the potential to create further parking if required.

A path leads to the front door and there is a lawned area with mature hedge/shrub boundary creating privacy for the home. The rear garden is private and secure and therefore ideal for families with pets or young children. An area of patio adjoins the home and the remainder has been laid to lawn. Stone borders frame areas of colourful planting and a greenhouse enables the possibility of growing fruit or veg at home.

Services
All mains connected
Herefordshire Council Tax band D
Tenure: Freehold

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 15 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps Good
Networks in your area - Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage
Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location
The popular market town of Leominster 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 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

What3words
What3words:///pods.supported.natural

Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

DIRECTIONS
Follow the A44 onto Barons Cross Road out of Leominster Town Centre. Take turning for Buckfield Road on right. Follow the road round to the left and take the first left. Number 41 is the first property on the right hand side. What3words:///pods.supported.natural






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