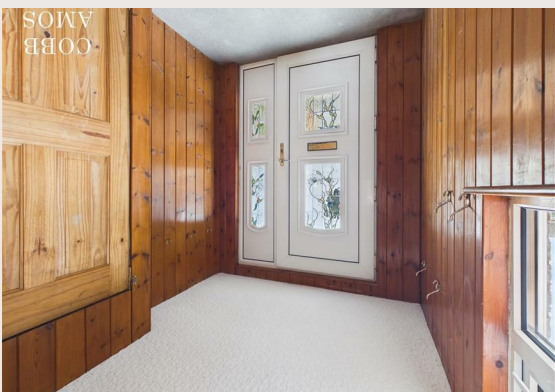




19, Ridgemoor Road, Leominster, HR6 8EJ
Price £170,000

19 Ridgemoor Road

Leominster

Situated within a mature residential area in the market town of Leominster is this semi-detached three bedroom, chain free home with outbuilding, gardens and street parking near the property. Number 19 would make an ideal family home or first time buyer/investor purchase. Please call 01568 610310 to arrange a viewing with our team.

- CHAIN FREE
- THREE BEDROOMS SEMI-DETACHED HOME
- NEWLY LAID FLOORING & FRESHLY PAINTED
- FRONT & REAR GARDEN
- OUTBUILDING IN REAR GARDEN & LEAN TO SHED
- NEARBY STREET PARKING AVAILABLE
- WALKING DISTANCE TO AMENITIES
- POPULAR MARKET TOWN OF LEOMINSTER

Material Information

Price £170,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: A

EPC: C (74)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

Positioned within a convenient location, just walking distance from Leominster town centre is this semi-detached home with accommodation comprising; entrance hall, kitchen/breakfast room, sitting/dining room, three bedrooms, airing cupboard, loft access and bathroom. The property also benefits from; gas heating, double glazing, front and rear garden and outbuilding. The property has been left as a 'blank canvas' with neutral decoration and freshly laid flooring. It allows any new home owner to put their own stamp on the property.

Property Description

Entry begins into an entrance hallway with tongue and groove paneling and in-built cupboard. There is opportunity here for hanging outdoor coats. A door leads into an inner hallway with stairs to the first floor and newly laid carpet (which continues into the dining/sitting room, up the stairs, across the landing and into the three bedrooms). To the right is a kitchen/breakfast room. The kitchen has a range of wall and floor units with housing for an oven, washing machine and fridge. Like the rest of the property, the room is freshly painted and ready to go. The boiler is housed here and there is room for a breakfast table if desired. Further along the inner hallway a door leads into a sitting room with patio doors leading out into the rear, private garden. There is a chimney breast here should new owners want to install a fire at a later point. On the first floor are three bedrooms, airing cupboard, loft access and family bathroom. Bedroom one is a double with rear aspect. Bedroom two is also a double with front aspect and bedroom three is a single with rear aspect. The family bathroom has freshly laid laminate flooring with bath and shower over, hand-basin, WC, radiator and window out.

Garden & Parking

There is street parking available outside the property and parking bays opposite.

The front garden has a picket fence boundary and gravel has been laid for easy maintenance.

The rear garden is securely fenced and private with wall and timber panel boundary. It has a section of patio abutting the house and the remainder is laid to lawn. There is a timber clad and flat roof outbuilding for garden storage and an additional wooden lean to shed. A wooden gate on the far boundary leads to a rear alleyway.

Services

All mains services connected.
Herefordshire Council Tax Band A
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 2300 Mbps 2300 Mbps Good
Networks in your area - Full Fibre, 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:///blast.obstruct.hawks

Agent's 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 £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

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



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.

Directions

Follow Bridge Street (B4361) out of Leominster and Take the first turning into Ridgemoor Road. The property can be found on your left hand side.

