

12, Court Meadow, Pembridge, HR6 9EW
Price £275,000

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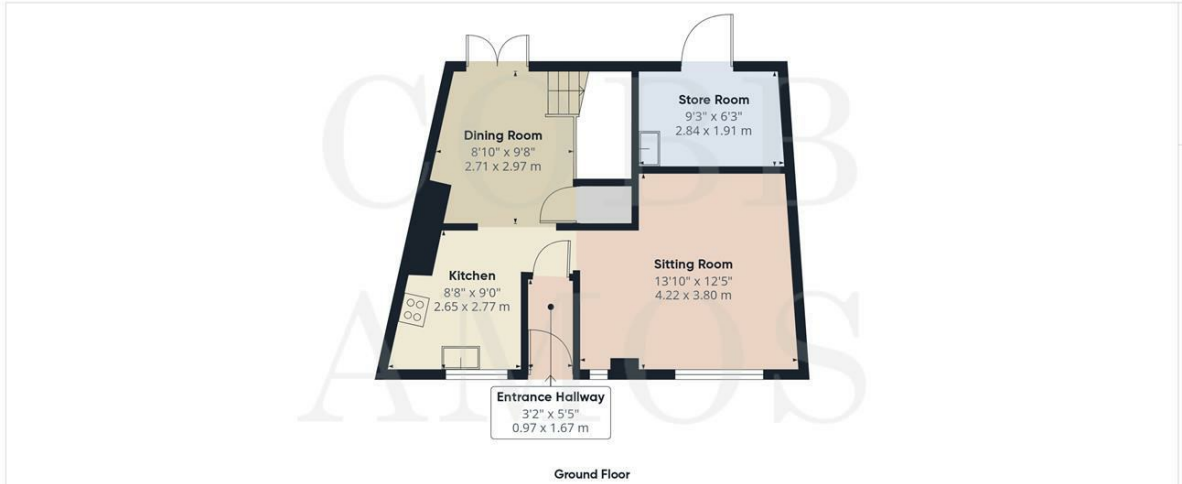
12 Court Meadow
Pembridge

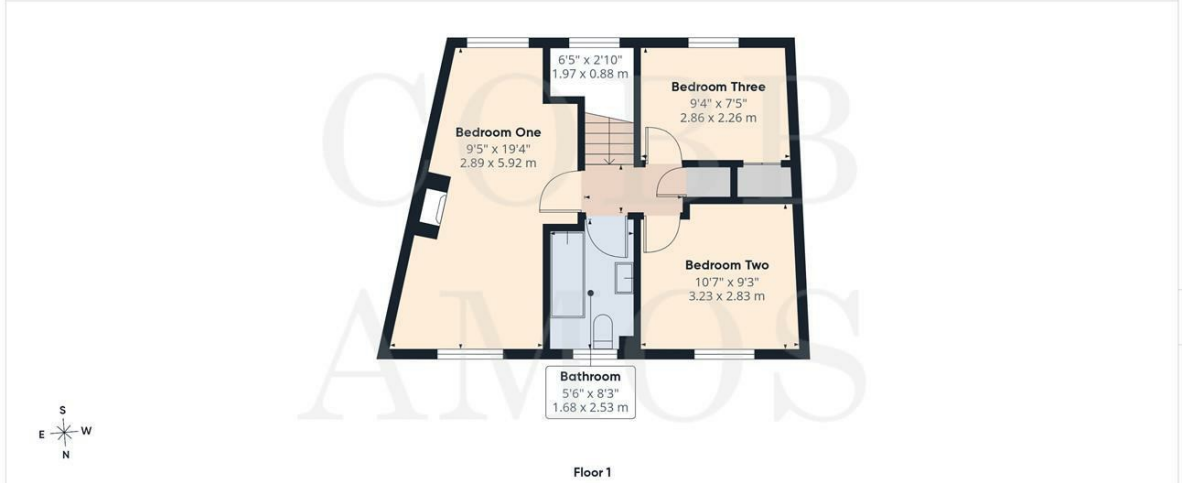
Chain free property in popular Pembridge that has been improved and updated to create a fresh 'blank canvas' for any new occupier. Driveway parking to the front and patio garden to the rear. Early viewing considered essential.

- CHAIN FREE
- THREE BEDROOM
- NEWLY UPDATED KITCHEN
- TURN KEY AND READY TO MOVE INTO
- POPULAR VILLAGE LOCATION
- WALKING DISTANCE OF VILLAGE AMENITIES
- IDEAL FOR FIRST TIME BUYERS
- WOULD MAKE AN IDEAL HOLIDAY LET
- PRIVATE, SECURE & EASILY MAINTAINABLE REAR GARDEN
- DRIVEWAY PARKING

Material Information
Price £275,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: C
EPC: C (71)
For more material information visit www.cobbamos.com

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





Approximate total area(1)
863 ft²
80.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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
This attractive mid town house in popular Pembridge offered for sale with the added benefit of having no vendor chain involved. Located within walking distance of the village amenities as well as an abundance of countryside within very easy reach. Paved garden to the rear and off-road parking to the front. Highly recommended.

Property Description
Entry begins into an entrance hall where coats/hats could be hung. Directly ahead is a door leading to a kitchen with a large connecting opening into a dining area where the stairs to the first floor can be found. The kitchen has been newly updated with a clean-lined, contemporary finish. There is a range of wall and floor units with electric oven and gas hob top, integrated fridge and stainless steel sink. The boiler is housed here. The dining room benefits from having double doors out onto a patio area for times of alfresco dining. The wooden flooring has been continued from the kitchen which creates a pleasing flow from one space to the other and there is a built in cupboard under the stairs for storage purposes.

To the right of the staircase and kitchen is a sitting room with pleasant front aspect looking back into the village. New flooring has been laid and the room has been freshly decorated leaving a bright 'blank canvas' for any new homeowner to make their mark.

Completing the ground floor and accessed from the rear garden is a store room with belfast type sink, power and lighting. A great space for housing any utility appliances.

On the first floor are three bedrooms, loft access, airing cupboard and family bathroom. Bedroom one is dual aspect and as such is light and bright. It has a fireplace with contemporary, electric fire inset. Bedroom two is a double bedroom with front aspect and bedroom three is a single with built in storage cupboard and rear aspect. Bedroom three would lend itself to becoming a home office/hobby room if otherwise desired. The family bathroom has a bath with shower over, traditional hand-basin and WC, radiator and window for added light and ventilation.

Garden & Parking
Private patio garden to the rear with pergola feature

Driveway parking to the front for several vehicles.

Services
All mains services available
Tenure Freehold
Herefordshire Council Tax Band C

Broadband
Ultrafast available 1000 Mbps maximum available download 1000Mbps maximum available download speed

Networks in your area - Gigaclear, Openreach
Source: Ofcom Broadband Availability 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 black and white village of Pembridge is very well catered for offering a number of public houses and restaurants, primary school, village hall and church to name just a few. The popular market towns of Leominster (7 miles) and Kington (6 miles) offer a further range of amenities to include supermarkets, schooling, leisure facilities and good road and rail links to surrounding areas and nationwide.

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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
From Leominster, proceed west on the A44 passing through the village of Monkland towards Weobley. Before reaching Dilwyn take the right hand turn signposted Pembridge. On entering Pembridge, take the left turning just past the Red Lion pub. Follow Bearwood Lane until you get to a cul de sac turning on your left to Court Meadow. On entry take the first right and the property can be found on your left hand side.






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