



SAMUEL WOOD

59 Kings Meadow, Wigmore, Leominster, Herefordshire, HR6 9UY

Offers Based On £149,950



This 2 bedroom terraced house sitting on a modern cul de sac on the edge of this popular and well serviced North Herefordshire village. The property enjoys an enclosed garden front and rear and parking also to the rear. Accommodation benefitting from double glazing and electric heating includes: Entrance Porch, Living Room, Kitchen / Dining Room, First Floor Landing with 2 Bedrooms and Bathroom. No onward chain. EPC D

- 2 bedroom terraced house
- Popular North Herefordshire village
- Excellent range of facilities in village
- Gardens to front and rear
- Parking at rear of house
- Double glazed and electric heating
- No onward chain

Wigmore is a popular village sitting in North Herefordshire with an excellent range of facilities that include: Community shop, 2 Public Houses, High School, Junior School, Village Hall, Church and an active community.

Double glazed front door into

Entrance Porch

with further window to frontage

Living Room

with window to frontage and electric panel heater

Kitchen / Dining Room

with ample room for large table and chairs, electric panel heater, across one wall a range of base cupboards and wall cupboards, space for cooker, fridge and washing machine and sliding doors out onto the rear garden

First Floor Landing

with access to roof space and door into the airing cupboard housing the factory insulated hot water cylinder

Bedroom 1

with window to rear elevation and electric heater

Bedroom 2

with window to frontage and electric heater

Bathroom

with suite in white of wc, pedestal wash hand basin and panelled bath with shower screen, shower over, tiled splash backs, window to frontage and an electric blow-air heater

Outside:

The property is approached into a small enclosed front garden whilst to the rear there is an enclosed garden with high board fencing to both side and rear elevations aiding privacy. There is a paved seating area, garden shed and gravelled section with edged borders. Gated access then leads out to the property's parking space.

Services:

Mains electricity, mains water, mains drainage. Electric heating and double glazed windows. Broadband speed approx 74 Mbps. Flood Risk – very low.

Local Authority:

Herefordshire Council, tax band - B

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



Ground Floor
Floor area 31.0 m² (334 sq.ft.)

First Floor
Floor area 29.5 m² (318 sq.ft.)

TOTAL: 60.5 m² (652 sq.ft.)

This floor plan 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). Powered by www.Propertybox.io

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
Tel: 01584 875207 | ludlow@samuelwood.co.uk