



15 Croft Street, Leominster, Herefordshire, HR6 8LA

Traditional Extended 3 Bed Semi-Detached House

Asking Price £197,500

jackson
property

15 Croft Street

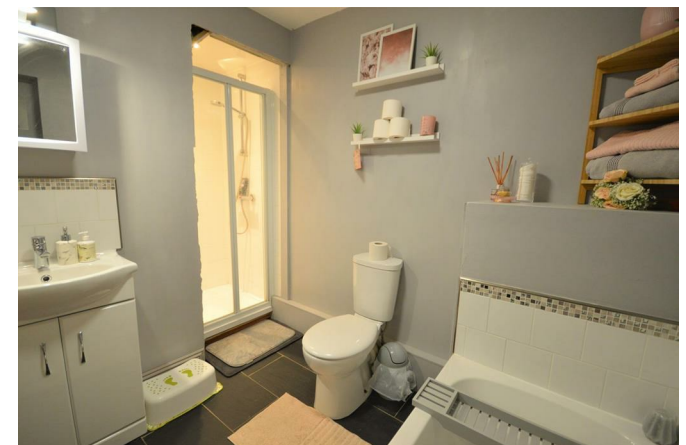
Leominster, Herefordshire, HR6 8LA

- Set In Mature Residential Position In Market Town Of Leominster
- Extended Traditional Semi-detached House
- Offering Fully Double Glazed 3 Bedroomed Accommodation
- Modern Kitchen/Dining Room, Spacious Family Living Room & Ground Floor Bathroom
- Pleasant Enclosed South Facing Rear Garden

Asking Price
£197,500
Freehold

To arrange a viewing please contact us on

t. 01568 610600
info@bill-jackson.co.uk
www.bill-jackson.co.uk



LOCATION

Set in a mature residential position in the north Herefordshire market town of Leominster. The town itself offers a comprehensive range of amenities, including traditional High Street shops, a number of supermarkets, both doctor and dental surgeries, leisure centre with swimming pool, good transport links to include both bus and railway station. The City of Hereford is located approximately 13 miles to the south where a more comprehensive range of amenities can be found. The ever popular South Shropshire Historic town of Ludlow is also easily accessible.

BRIEF DESCRIPTION

This extended traditional semi-detached house has a pathway leading to the double glazed front door to the side elevation which opens to the Reception Hallway with door leading off to the modern Kitchen/Dining Room which comprises a matching range of base and wall units with wood effect work surfaces to the base units, inset sink and appliances to include electric hob and oven with space for American Style Fridge Freezer and further space and plumbing for washing machine and tumble dryer. There is a double glazed window to the front elevation, wood effect flooring and space for family dining table. Leading off the Reception Hallway is an Inner Hallway with wall mounted electric heater, wood effect flooring and archway through to the Family Living Room, a lovely light room with large double glazed patio door opening to the rear garden and further double glazed window to the side elevation, wall mounted electric heater and wood effect flooring. The Family Bathroom is also located on the ground floor and comprises a suite to include panelled bath, separate shower cubical, low flush WC and hand wash basin with cupboard below.

A Staircase leads up from the Reception Hallway to the First Floor Landing with doors off to all rooms. Bedroom 1 is a pleasant double bedroom with double glazed window to the front elevation, Bedroom 2 is also a double bedroom with a double glazed window to the rear elevation and a further 3rd single bedroom with double glazed window to the side elevation and recess cupboard/storage over the stairs.

Outside the property benefits from a gravelled front elevation with a pathway to the side leading through a secure gated access to the enclosed south facing garden to the rear. The garden incorporates a flagged patio area directly to the back of the house which leads onto the lawned garden with wood panelled facing to the boundaries.

SERVICES

Mains Electricity, Water & Drainage.
Electric Heating

OUTGOINGS

Council Tax Band: A



LOCAL AUTHORITY
Herefordshire Council. Telephone 01432 260000

VIEWINGS
Strictly by prior appointment through the Agents,
Jackson Property. Telephone 01568 610600.

Jackson Property (Leominster)
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The agent has not tested any apparatus, equipment,
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verify the freehold/leasehold status of the property.
The buyer is advised to obtain verification from their
solicitor or surveyor.

ROOM MEASUREMENTS
GROUND FLOOR
KITCHEN/DINING ROOM - 12'7 x 10'8 (3.84m x 3.25m)
FAMILY LIVING ROOM - 16'10 x 10'9 (5.13m x 3.28m)
BATHROOM - 7'10 x 6'10 (2.39m x 2.08m)
FIRST FLOOR
BEDROOM 1 - 12'9 x 10'11 (3.89m x 3.33m)
BEDROOM 2 - 12'6 x 6'11 (3.81m x 2.11m)
BEDROOM 3 - 9'6 x 7'3 (2.90m x 2.21m) max

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	50		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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