



45 Oldfields Close, Leominster, Herefordshire HR6 8TL

Well Presented, Detached 4 Bed Family Home In Popular Location Asking Price £389,950



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Leominster
Herefordshire
HR6 8TL
Asking Price £389,950**

LOCATION

Oldfields Close is a sought after and mature residential area on the fringe of the popular north Herefordshire, Market Town of Leominster . The town itself has good transport facilities, including Bus and Railway Stations. The area is steeped in history with the imposing Priory Church at its Heart and being Centrally situated to reach the Cathedral city of Hereford, the Beautiful South Shropshire town of Ludlow, and Hay-on Wye and the Welsh Borders are just a short drive away also. Worcester city is a 40 Minute drive giving access to the M5, and Major trunk roads beyond.

The Town also offers an excellent range of amenities including traditional High Street shops and a number of supermarkets, primary and secondary school, doctor and dental surgeries and leisure facilities to include swimming pool and Gym.

BRIEF DESCRIPTION

This well presented, detached property is set in a quiet and sought after residential position on the fringe of the town. Approached from its own private driveway a canopy style porch with ceiling down lighter and quarry tiled flooring frames the leaded, double glazed front door. This open to a spacious reception hallway with ceiling light, panelled radiator, power point and attractive wooden flooring. The living room leads off to the front with double glazed bay window and further double glazed window to the side, wall lighting, panelled radiator, power points and tv aerial point fitted and forming a central feature to the room is a coal effect electric fire with raised hearth, surround and mantel. A further door off the hallway leads to a spacious family, kitchen dining room with the kitchen offering a range of matching modern units to include both base and wall cupboards, solid wood work surfaces to the base units incorporating a breakfast bar and inset sink with an outlook onto the rear garden. The appliances include an electric hob with extractor hood above, electric oven and grill at easy height with microwave above and further integrated fridge freezer and dishwasher. The room opens out to a good sized dining area with glazed, double doors leading through to the conservatory addition to the rear. The conservatory overlooks the enclosed rear garden with double glazed windows, wall mounted light, panelled radiator, power points and tv aerial point fitted and two doors opening to the garden. There is a further door from the conservatory giving access to the attached single garage.

The property also benefits from a separate utility room off the kitchen with further cupboard storage, worksurface with inset sink, space and plumbing for washing machine, gas fired central heating boiler, access to useful under stairs storage cupboard and external door to the side elevation. There is also a downstairs cloakroom/wc off the reception hallway.

A staircase from the reception hallway leads up to the first floor galleried landing with ceiling light, loft access, linen cupboard and doors off to all rooms. The principal bedroom has a double glazed window to both front and side elevations, ceiling light, panelled radiator, power points and tv aerial point fitted with two separate double wardrobes. The principal bedroom benefits from a modern en-suite shower room with walk in shower with mains shower over, low flush w/c with hand wash basin with cupboards below, ceiling light, towel radiator and double glazed window to the side elevation. Bedroom 2 has a double glazed window to the rear elevation, ceiling light, panelled radiator,

- Oldfields Close Is A Sought After, Mature Residential Area On The Fringe Of The Market Town Of Leominster
- This Well Presented Detached Family Home Offers, Gas Centrally Heated, 4 Bedroomed Accommodation
- Including Conservatory Addition To The Rear & En-Suite Facilities To The Principal Bedroom
- Benefiting From A Pleasant, Enclosed Rear Garden With Rural Backdrop, Attached Single Garage & Driveway Parking

power points and built in double wardrobe. Bedroom 3 also has a double glazed window to the rear elevation, ceiling light, panelled radiator, power points and access to under eaves storage. Bedroom 4 has a double glazed window to the front, ceiling light, panelled radiator and power points fitted. The family shower room offers a modern suite to include a walk in shower cubical with mains shower over, low flush w/c, hand wash basin with cupboards below, radiator and double glazed window to the rear.

The property benefits from being gas centrally heated and fully double glazed.

OUTSIDE

The property benefits from its own private driveway parking which leads onto the attached single garage with electric roller shutter door, power and lighting and personal door to the rear leading into the conservatory. The front garden has been attractively landscaped for ease of maintenance with a secure gated access to the side of the garage leading to the pleasant enclosed rear gardens.

The garden to the rear includes a patio seating area directly to the back of the property leading off the conservatory, with the garden itself comprising a mixture of lawned areas, floral and slate boarders and additional seating areas with the benefits of a timber framed garden shed, cold water tap and backdrop onto a wooded area.

SERVICES AND EXPENDITURE

Mains Electricity, Gas, Water and Drainage
Gas Fired Centrally Heated
Council Tax Band: D
Tenure: FREEHOLD
Broadband Availability:
Superfast - download speed 80mbps upload speed 20mbps

AGENTS NOTES

A member of Jackson Property is related to the owner of this property.

Jackson Property (Leominster)

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Services & Expenditure notes have been taken from <https://checker.ofcom.org.uk/> and <https://www.gov.uk/council-tax-bands>

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.







VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

DIRECTIONS

What3Words: //factoring.stoops.bunny

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(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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Approximate Area = 1393 sq ft / 129.4 sq m (includes garage)
 Limited Use Area(s) = 19 sq ft / 1.7 sq m
 Total = 1412 sq ft / 131.1 sq m

For identification only - Not to scale

Denotes restricted head height

FIRST FLOOR

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/hcom 2023. Produced for Jackson Property. REF: 953717

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