



19 Ropewalk Avenue, Leominster, HR6 8LY

£319,000

**jackson**  
property

- Detached home in popular location
- Three Bedrooms & Two Bathrooms
- Lounge, Kitchen & Dining Room

- Easy access to Leominster and Ammeneties
- Garage & Parking
- No Onward Chain

## Situation

Ropewalk Avenue is a popular residential area of Leominster. The town offers a range of individual shops, antique centres, bars, cafes, pubs and has a weekly market in the town square. There are three supermarkets, swimming pool, primary and secondary schools and a sports centre, with a railway station and good road links to Hereford, Ludlow and Worcester.

## Description

The property itself is set over two floors and is approached via a tarmac driveway with small front garden area and leading to the enclosed Porch. The Entrance Hallway has stairs to the first floor and door to a useful Cloakroom with WC.

The living room is spacious with large double glazed window to the front elevation and door through to a Breakfast/Dining Room having useful built in storage cupboard and sliding doors onto the rear gardens with archway into the Fitted Kitchen, which is well equipped throughout with a range of units and having fitted appliances of fridge/freezer, oven and fitted hob with windows overlooking the rear gardens.

The Stairs take you to the first floor landing with doors off to 3 Bedrooms, the principle bedroom having an ensuite shower room,

there is an additional family bathroom. The property benefits from double glazing and gas fired central heating throughout and is presented to a good standard.

Outside the property has an enclosed low maintenance garden with patio area and space for seating, there is access into the detached Garage with light and power.

## Services & Expenditure notes

Tenure: Freehold  
 Services Connected: All mains services are connected  
 Council Tax Band: D  
 Broadband availability: Superfast 80 Mbps download

## Viewing appointments

Strictly by appointment. Please contact the agents on 01568 610600

## Directions

From Leominster town centre proceed out of town along A44 Bargates Road. At the top of the hill, turning left onto Ropewalk Avenue where the property can be located on the left hand side. Just a short walk from morrisons supermarket.

## Jackson Property (Leominster)

Jackson Property for themselves and the vendors of the property, whose agents they are, give notice

that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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.

## Referral Fee

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>84</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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