

COBB  
AMOS



148a The Mallards, Leominster, Herefordshire, HR6 8UN

Offers in the region of  
£132,500

A well presented and spacious two double bedroom end terrace property within walking distance of Leominster. The property benefits from gas heating, double glazing, off road parking and a low maintenance garden. This property would be an ideal investment or first time buy.



## Introduction

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A well maintained property located in a quiet location within close proximity of Leominster town centre, ideal for investment or first time buyers. The accommodation comprises; entrance porch, living room, kitchen, conservatory, family bathroom and two double bedrooms.

## Property Description

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Accessed through the porch, the living room is of a generous size and benefits from an electric fire, front facing window and a study space. There is a door leading to the kitchen which has wooden wall and base units with granite effect work surfaces, a fitted oven and hob and there is space and plumbing for a washing machine. The kitchen leads through to the conservatory which has windows overlooking the rear garden and double doors to the patio - an ideal place for entertaining. To the first floor, the landing gives access to both bedrooms and the bathroom; which is fitted with a three piece white suite, including a bath with shower over. The first bedroom is a generous double with ample space for furniture and a window to the rear providing garden views. The second bedroom is also a double, with a window to the front and a large storage cupboard over the stairs.

## Gardens and Parking

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The property is accessed via a tarmac drive which provides parking for four cars. There is also a small gravelled garden area to the front. The rear garden is fully enclosed and is low maintenance, as it is mostly gravelled with a patio area. The garden is

well stocked with colourful flowers and home grown vegetables.

## Outbuildings

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There is a garden shed at the end of the garden; perfect for storing garden tools and equipment.

## Location

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The property is situated in a mature residential area within walking distance from the centre of Leominster. This is a popular market town and boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities.

Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

## Services

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All mains services are connected to the property. Hereford Council Tax Band - B

## Directions

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From Leominster town centre head out of town on the A44 (Bridge Street) towards Ludlow, at the mini roundabout take the first exit onto the B4361. Take the second right hand turn onto Ridgemoor Road "The Mallards", take the second left hand turn and the property can be found on the right hand side.

## Energy Performance Graphs

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# Awaiting Energy Performance Certificate



### THE PROPERTY MISDESCRIPTIONS ACT 1991

We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

### MONEY LAUNDERING REGULATIONS

Money laundering regulations require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.



Floor plans - not to scale

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Leominster  
Herefordshire

**Summary**

- End terrace family home
- Quiet Cul-De-Sac location
- Conservatory
- Low maintenance garden
- Off road parking
- Gas heating, double glazing

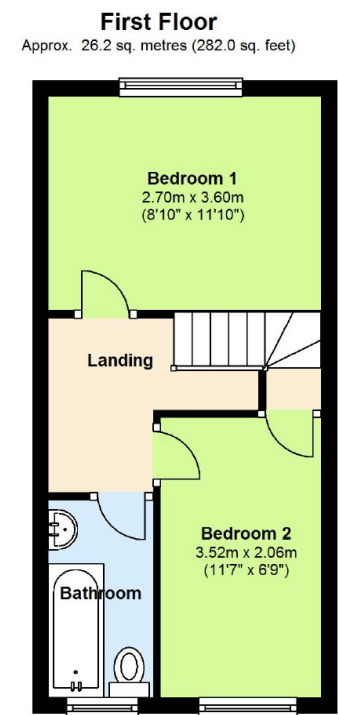
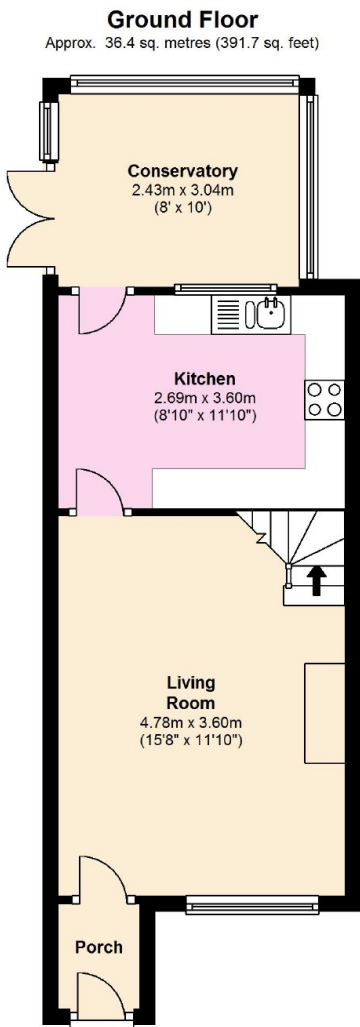
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Total area: approx. 62.6 sq. metres (673.7 sq. feet)