



Littlebrook, Back Lane, Weobley, Hereford, Herefordshire HR4 8SG

£230,000



Littlebrook, Back Lane

Weobley, Hereford, HR4 8SG

A delightful 3 bedroom semi-detached home located in a popular village position and having lovely large gardens. Well presented throughout with a Living Room, Dining Room, Kitchen, Utility, 3 Bedrooms and Shower Room.

- Sought After Village Position
- Semi-Detached Property
- 3 Bedrooms
- 2 Reception Rooms
- Private well maintained gardens
- Garage
- Downstairs WC & Utility areas
- A Real Must View

£230,000
Freehold

To arrange a viewing please contact us on

t. 01432 344 779

hereford@bill-jackson.co.uk

www.bill-jackson.co.uk



Situation

Weobley is a sought after and well served village with excellent amenities to include primary and secondary schools, doctor's and dentist's and a variety of shops, pubs and restaurants, with a village hall and a thriving local community. The market town of Leominster (9 miles) and Cathedral city of Hereford (approximately 13 miles) offer a wider range of recreational, shopping and educational facilities by way of colleges, gymnasiums and cinema. Rail links can be found from both Leominster and Hereford railway stations.

Description

This well proportioned property is fronted by a larger than average garden and pathway leading to the front door leading into the Entrance Hall.

The Lounge is a comfortable space with feature fireplace and bay window over looking the front gardens. At the rear of the property is the good size Dining Room with French Doors opening out onto a patio space.

The Kitchen has a range of wall and floor units with built in appliances. A door leads through to the useful rear lobby with Utility Room, Storage Cupboard and Downstairs WC.

From the Entrance Hall, stairs lead up to the first floor landing. The master bedroom has built in wardrobes and there are two further bedrooms along with a Shower Room.

The gardens are a mix of laid lawns, flower borders and patio, providing a good space for outside dining, as well as having borders on all sides offering privacy. There is access to the garage area.

Council Tax

Herefordshire Council - Band C - £1665.95

Services

Mains Services are connected. Oil Central Heating.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

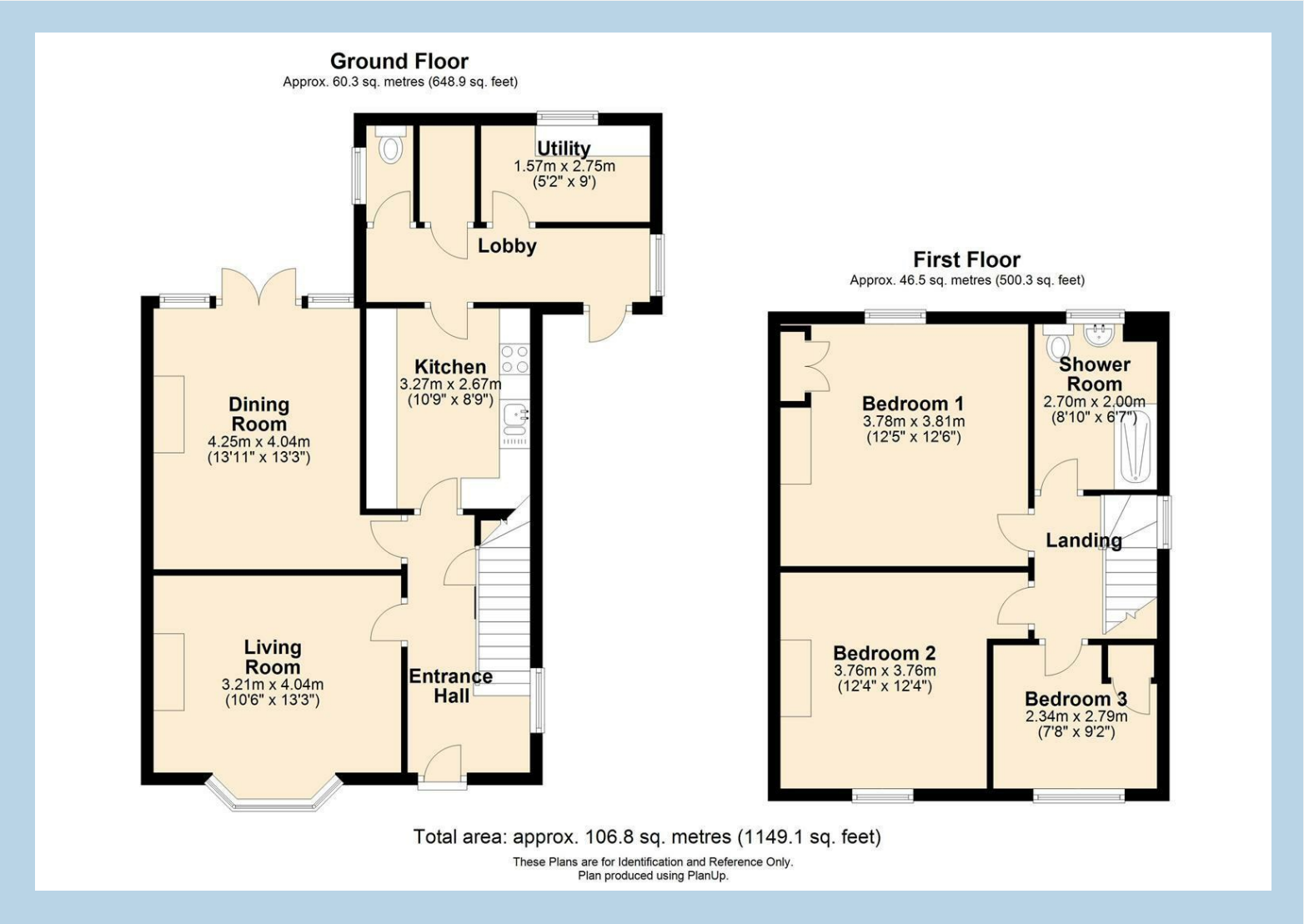


Jackson Property for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility 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.

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 of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

May 2019

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
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



Jackson International - for themselves and the owners/landlords 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/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.