



Hereford Road
Leominster
Herefordshire
HR6

Offers In Excess Of £390,000

bettermove

Hereford Road Leominster

Bettermove are proud to present this 3 bedroom detached house in Leominster.

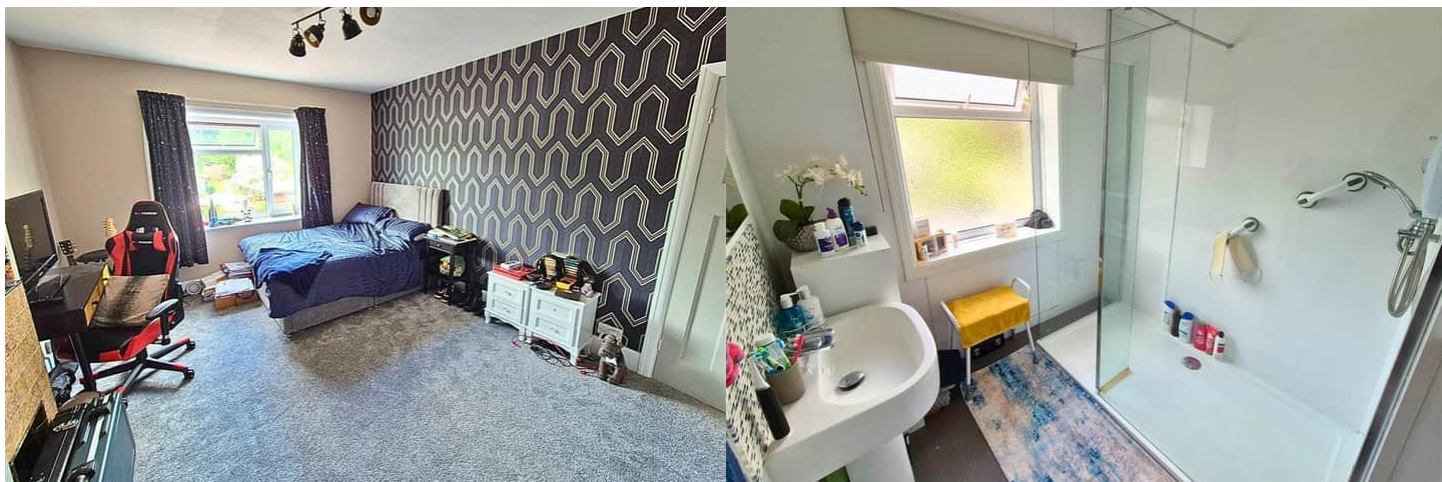
This property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, sitting room, downstairs WC and fitted kitchen/ dining area on the ground floor. The first floor consists of 2 bedrooms and the family shower room. The second floor consists of the 3rd bedroom which includes an en-suite. The exterior boasts a private rear garden, perfect for enjoying the summer months.

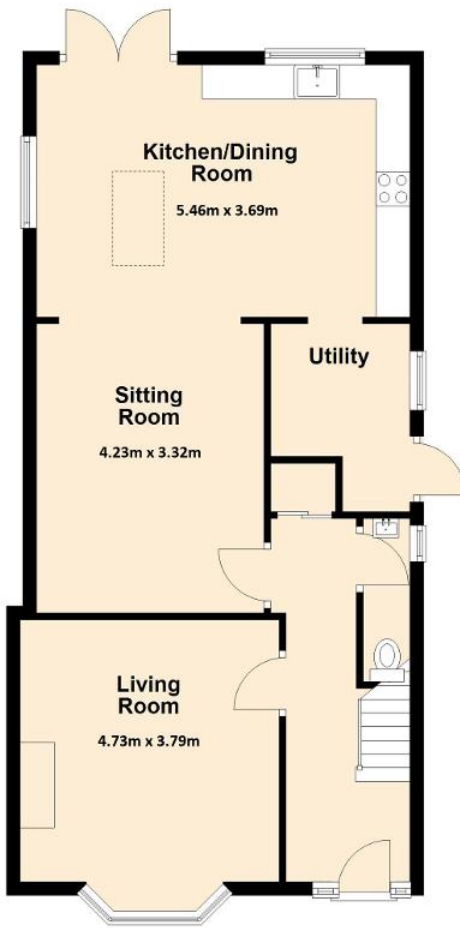
Located in the popular town of Leominster, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Leominster train station (1.2 miles), variety of bus routes and the A49.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



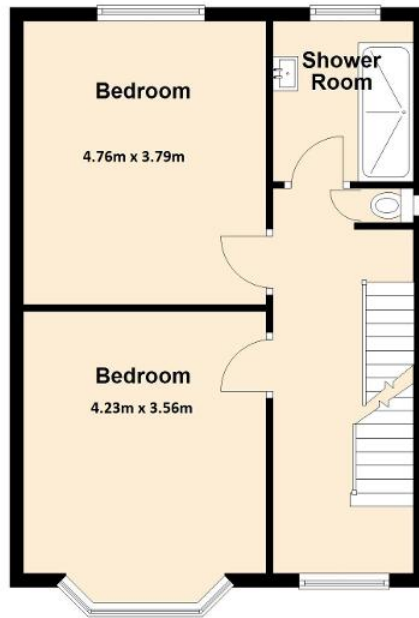
Ground Floor

Approx. 66.5 sq. metres (715.3 sq. feet)



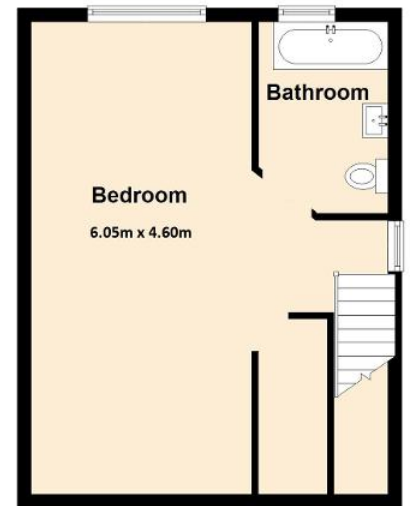
First Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



Second Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 149.0 sq. metres (1603.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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