



36 Kings Meadow, Wigmore, Leominster, HR6 9UX

Offers in the region of £215,000



Holters
Local Agent, National Exposure

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Settle onto your throne at 36 Kings Meadow, which is a well presented, 3 bedroom house, offering no upward chain, low maintenance gardens, off road parking, a garage and is positioned in a popular cul-de-sac on the edge of the village of Wigmore.

- End-Terraced House
- 3 Bedrooms
- Well Presented Accommodation
- Moden Kitchen & Bathroom Suites
- Garage & Off Road Parking
- Low Maintenance Front & Rear Gardens
- Countryside Views from First Floor
- Available with No Upward Chain
- Edge of Village Location
- Adjacent Rear Green Area/Park

The Property

No.36 Kings Meadow is a well presented, end-terraced house found on the edge of the extremely popular, village of Wigmore, which lies in the rural county of Herefordshire, close to the Welsh border and surrounded by beautiful countryside and rolling hills for as far as the eye can see.

Originally built circa 2001, No.36 Kings Meadow is available with no upward chain and offers 3 bedrooms, a fully-equipped kitchen, a sizeable reception room and a modern bathroom. Outside, the property has low maintenance front & rear gardens, a garage and off road parking. Countryside views are enjoyed from the first floor, while adjacent the rear of the property is a green area/park, perfect for children to run around and play on.

Inside the accommodation spans over 2 floors and is made up of an entrance lobby, W.C, hallway with stairs rising off to the first floor, a useful storage cupboard, the

kitchen and a living room/diner, complete with French doors opening out to the rear garden. On the first floor the landing gives access to the loft space, airing cupboard, bathroom and the 3 bedrooms, with the largest also having the benefit of a built-in wardrobe.

The rear garden is paved and gravelled for ease of maintenance and is a pleasant spot to entertain/relax on within the warmer months of the year. French doors provide access back into the lounge/diner, whilst a gate leads to the rear garage and gravelled parking area where there is space for 2 vehicles. Directly adjacent the garage and parking area is the green area/park. The front garden is gravelled and paved and a side passage connects to the two gardens areas.

Overall, No.36 Kings Meadow could be an ideal dwelling for a variety of buyers to include relocating purchasers seeking a village

environment with facilities, or perhaps first time buyers looking to make that all important first step onto the property ladder, or a budding buy to let investor looking for a solid investment. Either way, you can be sure that whoever the lucky new owner/s are, they would have acquired a wonderful house.

The Location

The village of Wigmore is hugely popular as a catchment area due to the 2 fantastic schools located there, Wigmore primary school and Wigmore high school. Both schools come in high regard and many people locate themselves to be near them for their excellent reputation they have held for many years.

As well as the schools the village has plenty of other facilities on offer. There is an outstanding restaurant offering stunning food called The Oak, a pub called The Castle, a useful village shop, a travelling post office, a village hall which is not only available to hire and locates the defibrillator for medical emergencies, it also has a cafe that



offers some excellent lunch time grub!

The whole village is surrounded by stunning hills and woodland. On one of these woodland walks you will find Wigmore Castle, a popular route to take a wander and explore the castle ruins. You will also be able to access the towns of Ludlow and Leominster and the county city of Hereford with ease, with all 3 providing an extensive range of retail, educational and recreational facilities.

Services

We are informed the property is connected to mains water, electricity and drainage.

Heating

Electric heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Herefordshire Council - Band B.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

What3Words

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Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on

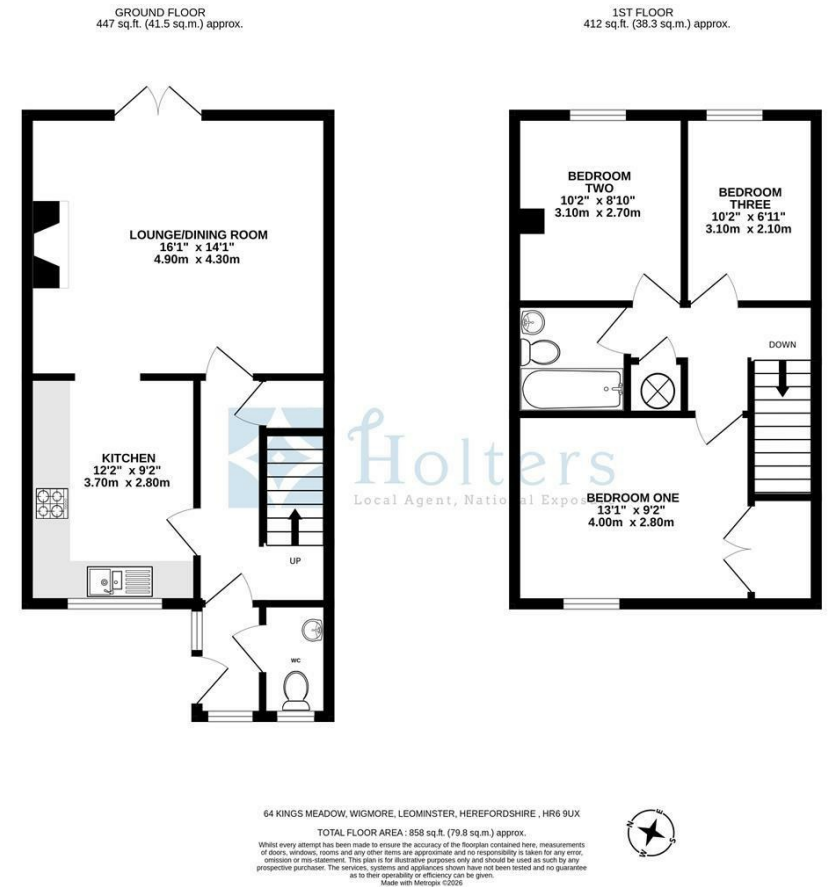
all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

