

# 87 MILLERS CLOSE

£125,000



“A great FTB or investment property”

Leominster, Herefordshire

If you are ready to put your first foot on the property ladder or even if you're looking for an investment property, then Millers Close could be right up your street.

- Two good-sized bedrooms
- Gas central heating
- Convenient to town
- Private parking
- Great for FTB or Investment



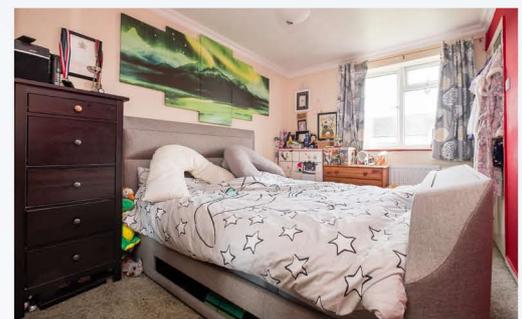
This terrace property has two good-sized bedrooms and features double-glazing. Full central heating runs throughout the property - this was fitted less than two years ago.

The ground floor accommodation comprises a sitting room which leads through to the kitchen and a rear lean-to. Upstairs, you will find a family bathroom, which has been upgraded to a double shower cubicle and white suite, and two good-sized bedrooms.

**Outside:** a small front garden with central pathway is easy to manage and a further garden lies to the rear of the property – here you will also find a useful storage shed for tools/ motorbike/ bicycles etc. Allocated parking can be accessed immediately behind your garden gate.

This little house would benefit from a little TLC and decorating but there is plenty to love about this cosy home.

**Area:** The property has a convenience store just a two-minute walk away for life's essentials. Millers Close is within easy walking distance to Leominster town centre and all the services and amenities that this market town provides, such as train station, cafes, restaurants, supermarkets, public houses and famed antiques shops. If you are a lover of the great outdoors then countryside walks are right on your doorstep with open countryside just minutes away.



**Directions:** Take the B4361 north out of Leominster towards Richard's Castle. Take the first left on to Osbourne Place. A short way a head of you there is some parking on the right hand side; park here. Take the nearby footpath to Millers Close, number 87 is a short way along this path on the right.

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

