

# 23 MIDDLEMARSH

£200,000



“A two-bed home with countryside views in a great location”

Leominster, Herefordshire

Within walking distance of Leominster town centre, this super, two-bedroom property offers off-street parking and a rear garden overlooking open countryside: it's an ideal home for first-time buyers, growing families, or anyone seeking a relaxed yet connected lifestyle.

- Two-bedroom house
- Off-street parking for two vehicles
- Rear garden with patio and garden shed
- Open countryside views to the rear
- Walking distance to Leominster town centre
- Light-filled living spaces



Enter via a useful entrance porch, just the place to store shoes and hang coats. Inside, the property there is a welcoming living room with abundant natural light, perfect for relaxing in the evenings and enjoying a movie. Stairs lead up to the first floor.

The well-appointed kitchen sits at the rear of the property and provides ample space to accommodate a breakfast table for mealtimes. The kitchen has space for a washing machine and refrigerator and features a built-in oven and counter-top electric hob. There is also a larder unit, offering plenty of storage. A window overlooks the garden and a rear access door leads out onto the patio area.

Upstairs, there are two double bedrooms: one overlooking the front of the property and one overlooking the rear, this bedroom has superb, far-reaching views across open countryside. The bathroom completes the upstairs and comprises a wash hand basin, WC and bath with overhead shower and screen.

**Outside:** To the front there is a small patio garden and paved path leading to the front door. There is off-street parking the side and a side-access gate leading to the property rear. The rear garden features a patio area for outdoor entertaining or relaxing with a morning coffee, a handy garden shed for storage, a small lawn area, and uninterrupted views across rolling countryside - a peaceful retreat right at home.

This charming home blends practical living with pretty views - and is ready to move into.

**Area:** The property occupies a great position in Leominster town, just a short walk away from the heart of the town and its amenities, which include independent shops and cafés, as well as supermarkets, medical services, transport hubs, public houses, restaurants and, of course, Leominster's many antique emporiums for which the town is famous.





**Directions:** From Leominster, travel north towards Luton on Bridge Street (B4361). Just after Aladdins store on the left take the next right turn (just past the zebra crossing) and on to Ridgemoor Road. Take the forth turn on the right onto Middlemarsh, then take the next left and bear left at the end. Number 23 will be on the right hand side.

#### At a glance:

Bedrooms: 2  
 Tenure: Freehold  
 Council Tax Band\*: B  
 Heating: Electric heaters  
 Services: Mains electricity, water, gas and drainage.  
 Flood Risk: Low risk\*\*\*  
 Covenants: None known  
 Broadband: Yes\*\* (Ultrafast available 2300Mbps)  
 Mobile: Yes, coverage available\*\*

\* correct as of instruction date

\*\* Source: Ofcom

\*\*\* Gov.uk flood risk checker



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.