



JonathanWright
estate agents



117 Bargates, Leominster, Herefordshire HR6 8QS. £350,000

**117 Bargates
Leominster
Herefordshire
HR6 8QS**

£350,000

PROPERTY FEATURES

- Terraced Town House
- 3 First Floor Bedrooms
- 2 Second Floor Bedrooms
- Living Room
- Dining Room
- Utility Room
- Ground Floor Cloakroom/W.C.
- Family Bathroom
- Cellar
- Rear Garden And Parking

To view call **01568 616666**



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The property is situated in an elevated position on Bargates standing in a pleasant terrace of attractive looking properties and provides gas fired centrally heated and spacious versatile living accommodation all within a few moments walking distance of Leominster's main town centre and amenities.

Leominster has a railway station, bus station and within easy reach of the cathedral city of Hereford approximately 12 miles south.

The property is currently a successful HMO*

The property is a town house situated in a pleasant terrace.

Steps up to the front entrance door opening into a large reception hall with a door opening into the living room. The living room has a bay window to front. From the reception hall a door opens into the dining room.

The kitchen breakfast room has a range of base and wall units, working surfaces, an inset sink unit, room for addition appliances, space for a breakfast table and chairs and housed in the kitchen is a gas fired boiler heating hot water and radiators throughout the property.

There is a separate utility room with space and plumbing for a washing machine etc and a door opening into a ground floor cloakroom/W.C.

A staircase from the reception hall leads up to the first floor landing having doors off to the bedrooms to include 3

bedrooms on the first floor, family bathroom and a further staircase leading up to the second floor having 2 further bedrooms and a separate shower room.

The property is gas fired centrally heated and offers versatile family sized living accommodation all within walking distance of Leominsters town centre and amenities.

OUTSIDE.

The property has a private drive to front.

REAR GARDEN.

The long, south facing rear garden is laid to lawn and is well fenced.

The property also has a useful cellar.

SERVICES.

Mains electricity, water, drainage and gas and gas fired heating.

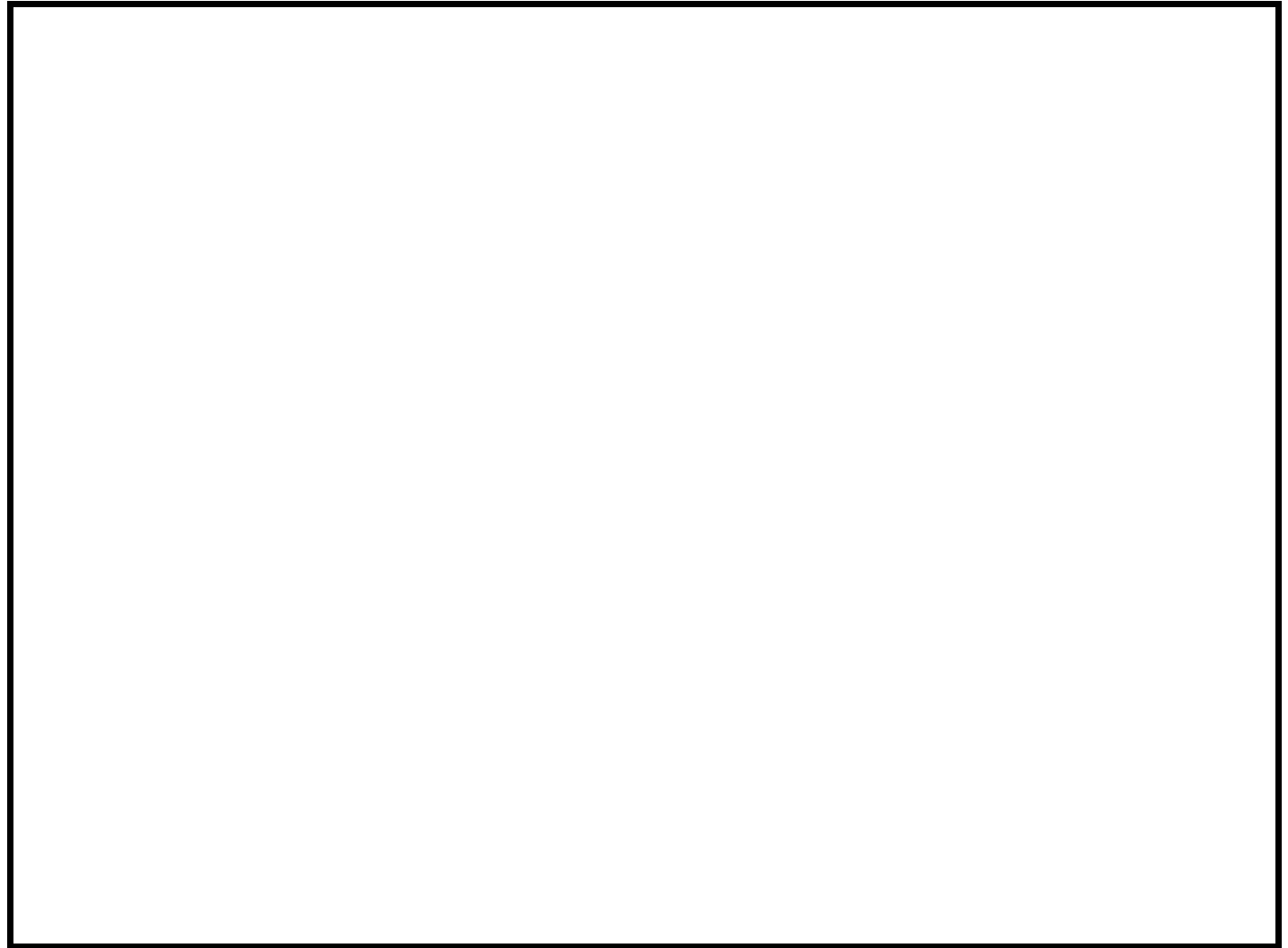
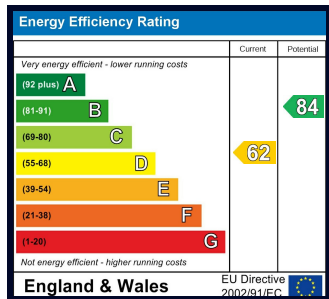
Council Tax Band. Band D.

ROOMS AND SIZES

Reception Hall	
Living room	3.78m x 3.48m (12'5" x 11'5")
Dining Room	3.81m x 3.73m (12'6" x 12'3")
Kitchen/Breakfast Room	6.30m x 2.57m (20'8" x 8'5")
Utility Room	
Ground Floor Cloakroom/W.C.	
First Floor	
Bedroom One	4.60m x 3.84m (15'1" x 12'6")
Bedroom Two	3.76m x 3.66m (12'4" x 12')
Bedroom Three	3.51m x 2.57m (11'6" x 8'5")
Bathroom	2.67m x 1.55m (8'9" x 5'1")
Second Floor	
Bedroom Four	4.32m x 3.33m (14'2" x 10'11")
Bedroom Five	4.32m x 3.20m (14'2" x 10'6")
Cellar	3.71m x 3.66m (12'2" x 12')

PROPERTY INFORMATION

Council Tax Band - D
Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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