



JonathanWright
estate agents



13 Church Street, Leominster, HR6 8NE. £280,000

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PROPERTY FEATURES

- **Grade 2 Listed Town House**
- **3 Storey**
- **Exposed Timbers**
- **3 Bedrooms**
- **En-Suite W.C.**
- **Living/Dining Room**
- **Kitchen/Breakfast Room**
- **Large Lounge/Bedroom One**
- **Patio Garden**
- **Permit Residents Parking**

To view call **01568 616666**



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A character 3 storey town house situated in a sought after residential position along Church Street leading to the impressive Priory Church, Grange Court and playing fields.

The property which is Grade 2 Listed has a wealth of exposed timbers having accommodation to include living/dining room, kitchen/breakfast room, utility room, large lounge/bedroom, 2 further bedrooms, main family shower room, en-suite cloakroom with W.C. and outside a pleasant enclosed patio garden to rear. Leominster has a good range of shopping facilities all with-in a few moments walking distance of Church Street and an eternal inspection if recommended of the property.

The full particulars of 13 Church Street, Leominster are further described as follows:

The property is a Grade 2 listed town house offering 3 storey accommodation to include an entrance door opening into a dining/sitting room.

The dining room has exposed wall and ceiling timbers, exposed polished floorboards, sash windows to front, panelled radiator, feature fireplace and a door opening into an inner hallway.

The inner hallway has exposed timbers and a door opening into the kitchen/breakfast room.

The kitchen is well fitted with units to include an inset stainless steel, single drainer sink unit, working surfaces with base units under of cupboards and drawers, an inset 4 ring gas hob, and a fan assisted electric oven with grill in a housing unit. There is planned space for a dishwasher, eye-level cupboards, exposed wall and ceiling timbers, panelled radiator, lighting, power, exposed floorboards, space for a fridge/freezer and a door opening into a rear porch giving access to a low flush W.C. and a utility area. The utility area has space and plumbing for a washing machine, plenty of room for additional appliances, lighting, power and a door opening into the gardens.

From the inner hallway a staircase rises up to the first landing having exposed wall and ceiling timbers, panelled radiator, lighting, a door opening into a store cupboard and a door opening into the lounge/(bedroom).

The character lounge/(bedroom) has sash cord windows to front, exposed wall and ceiling timbers, exposed polished floorboarding, feature fireplace, ceiling lights, power points and 3 panelled radiators. On the landing a door opens into bedroom two having a secondary glazed window to rear, exposed ceiling timbers, panelled radiator, lighting, power and a door

to an en-suite/cloakroom.

The en-suite/cloakroom has a W.C and wash hand basin.

Off the landing a door opens into the shower room with a large shower cubical, wet board panelling, electric shower, built-in vanity wash hand basin, mirror over, low flush W.C, vertical heated towel rail/radiator, coloured leaded glazed window to rear, exposed ceiling timbers, ceiling downlighters and shower room floor covering.

A staircase from the first floor landing leads up to the second floor landing having a ceiling light and doors off to bedroom one.

Bedroom one has a vaulted ceiling, lovely exposed ceiling timbers, wall timbers, exposed polished floorboarding, sash cord windows to front, lighting, power, built-in wardrobe fitment running across the one wall and a panelled radiator.

Bedroom three is L shaped having a barrel ceiling, exposed wall timbers, exposed floorboards, panelled radiator, lighting, power, window to rear and a door opening into the airing cupboard.

From the ground floor in a reception hall a door opens with steps down to the cellar.

The cellar has lighting and provides excellent storage space.

OUTSIDE.

The property is accessed directly off Church Street and has the benefit of a safe, secure, enclosed patio garden to rear

REAR GARDEN.

The garden is easily maintained with a stoned garden area, flagged patio area, retaining walls and shrub borders.

AGENTS NOTE.

The property is Grade 2 Listed. There are residents permits available for purchase from Herefordshire Council.

SERVICES.

All main services are connected and, gas fired central heating.

ROOMS AND SIZES

Entrance Door

Dining/Sitting Room 4.55m x 4.04m (14'11" x 13'3")

Kitchen/Breakfast Room 4.57m x 2.82m (15' x 9'3")

Utility Room

Lounge/(Bedroom) 5.97m x 4.39m (19'7" x 14'5")

Bedroom Two 4.04m x 2.36m (13'3" x 7'9")

En-Suite

Shower Room

Second Floor

Bedroom One 4.39m x 3.76m (14'5" x 12'4")

Bedroom Three 3.81m x 3.81m (max) (12'6" x 12'6" (max))

Courtyard Garden

PROPERTY INFORMATION

Council Tax Band - C

Property Tenure - Freehold

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



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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