



JonathanWright
estate agents



2 Wood Court Bargates, Leominster, HR6 8HB. Guide Price £85,000

**2 Wood Court Bargates
Leominster
HR6 8HB**

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PROPERTY FEATURES

- **Cottage**
- **Sold With Existing Tenant**
- **To Be Sold By Informal Tender**
- **2 Bedrooms**
- **Kitchen**
- **Lounge/Dining Room**
- **Wet Room**
- **Gas Fired Central Heating**
- **Courtyard Garden**
- **Residents Parking Permits**

To view call 01568 616666





An exciting opportunity to purchase a quaint cottage, sold with the existing tenant and offering surprisingly spacious, gas fired centrally heated and UPVC double glazed accommodation to include a side porch, kitchen, lounge/dining room, 2 good size bedroom, wet room and a small courtyard garden. Wood Court is situated in a tucked away position off Bargates and is close to Leominster's town centre and amenities to include a wide variety of shops, supermarkets, cafes and restaurants. Leominster also has the attractive Grange Park with Priory Church and a train station

THE PROPERTY IS TO BE SOLD BY INFORMAL TENDER.

hot water cylinder. Doors from the landing lead off to bedrooms and bathroom as listed. Bedroom one has a UPVC double glazed window overlooking the courtyard garden, TV aerial point and wooden laminated flooring. Bedroom two enjoys a double aspect of UPVC double aspect of UPVC double glazed windows to front, a UPVC double glazed window to side and also has wooden laminated flooring. From the landing a door opens into a wet room. The wet room has an electric shower, low flush W.C, pedestal wash hand basin, tiling to splashbacks, extractor fan and a frosted UPVC double glazed window to the outside.

An entrance door opens into an enclosed porch/utility room having tiled flooring, power points and a door giving access into the kitchen.

OUTSIDE.

The property is situated in a tucked away position and is conveniently situated for Leominster's town centre and amenities. Residents parking permits are available and the property is accessed along a pathway shared by neighbouring properties. A gate gives access to a private, small courtyard garden laid to patio slabs and gravel.

The kitchen has a working surface with an inset stainless steel sink unit with cupboard and drawers under and working surfaces continue with base units of cupboards and drawers. There is planned space for a washing machine, planned space for an electric cooker and matching eye-level cupboards, planned space for a fridge/freezer and a UPVC double glazed window looking into a courtyard garden. Also situated in the kitchen is a Worcester gas fired boiler and radiators as listed. Open plan off the kitchen is the lounge/dining room having a double glazed window looking into the enclosed porch, power points, room for a small dining table and a door into an understairs storage cupboard.

SERVICES.

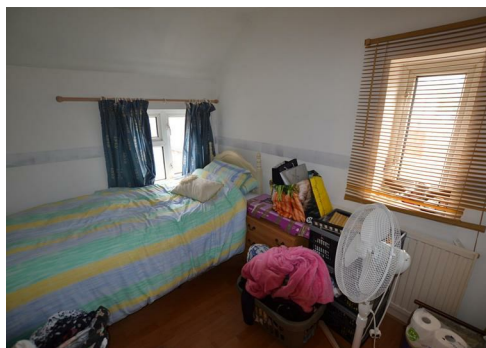
All mains services are connected and gas fired central heating.

AGENTS NOTE.

THE PROPERTY IS TO BE SOLD BY INFORMAL TENDER AND ALL OFFERS MUST BE SUBMITTED IN WRITING, TO THE SELLING AGENT BY 12 NOON ON FRIDAY 20th SEPTEMBER 2024.

A staircase from the lounge/dining room rises up to the first floor landing having an inspection hatch to the roof space above, sliding door into a built in cloaks cupboard and a door into an airing cupboard housing a

The property will be sold with the existing tenant and a rental fee of £437.28 per calendar month is currently paid, increasing to £473.72 from from the 24th of September 2024



ROOMS AND SIZES

Porch/Utility Room

Kitchen 2.79m x 2.29m (9'2" x 7'6")

Lounge/Dining Room
5.03m (max) x 3.68m (max) (16'6" (max) x 12'1" (max))

Bedroom One 2.97m x 2.29m (9'9" x 7'6")

Bedroom Two 3.05m x 2.36m (10' x 7'9")

Wet Room

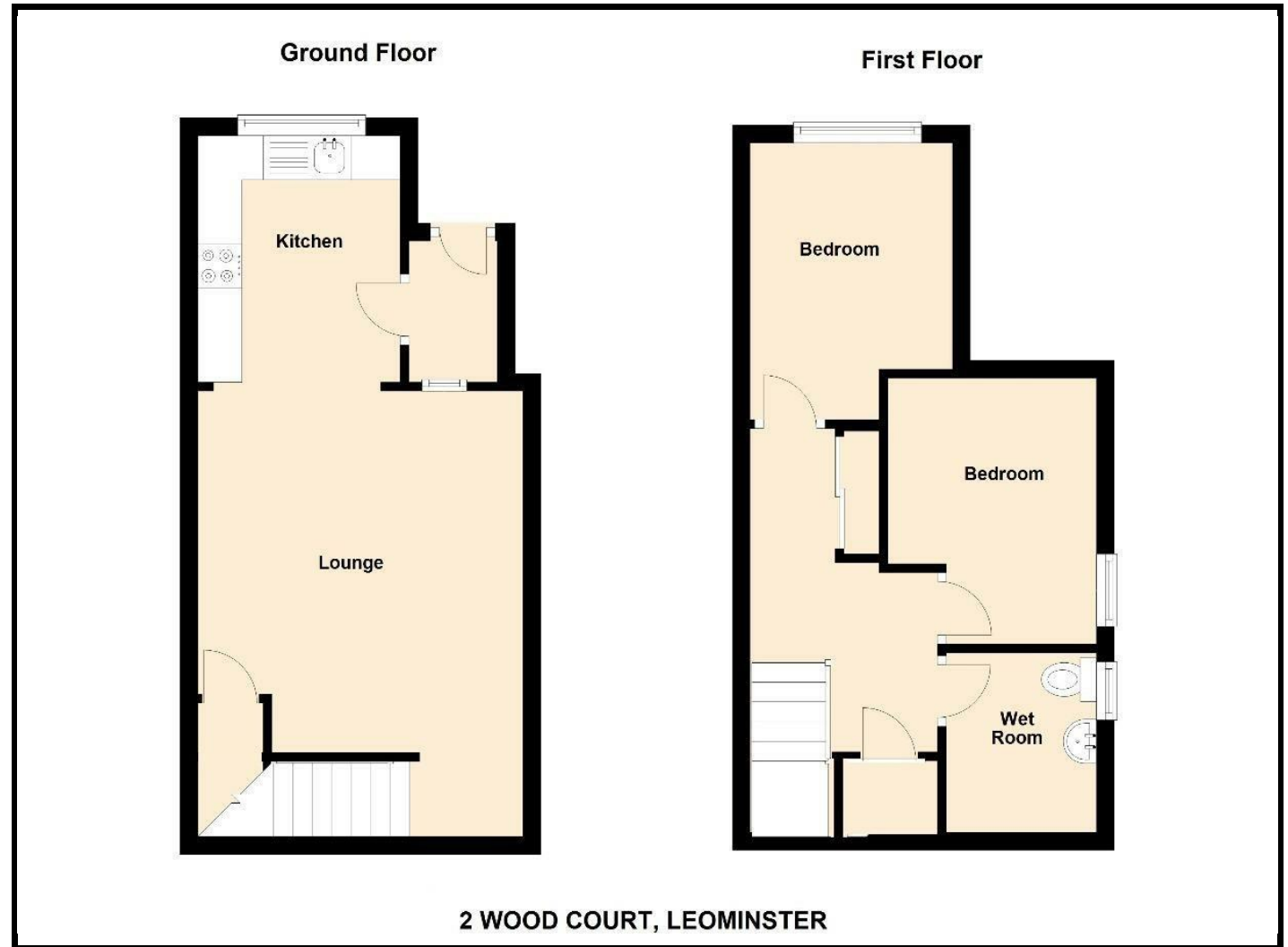
Courtyard Garden

PROPERTY INFORMATION

Council Tax Band - B

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.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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