



35, High Street, Leominster, HR6 8LZ
Price £149,950

35 High Street Leominster

OFFERS INVITED - INVESTMENT OPPORTUNITY - A fabulous opportunity to acquire a two bedroom flat and shop within the historic market town of Leominster. The property boasts character features throughout and occupies a central position within the town.

- INVESTMENT OPPORTUNITY
- GROUND FLOOR SHOP
- TWO BEDROOM FLAT WITH OWN ACCESS
- USEFUL CELLAR
- HIGH STREET LOCATION
- GRADE II LISTED

Material Information

Price £149,950

Tenure: Freehold

Local Authority: Herefordshire Council

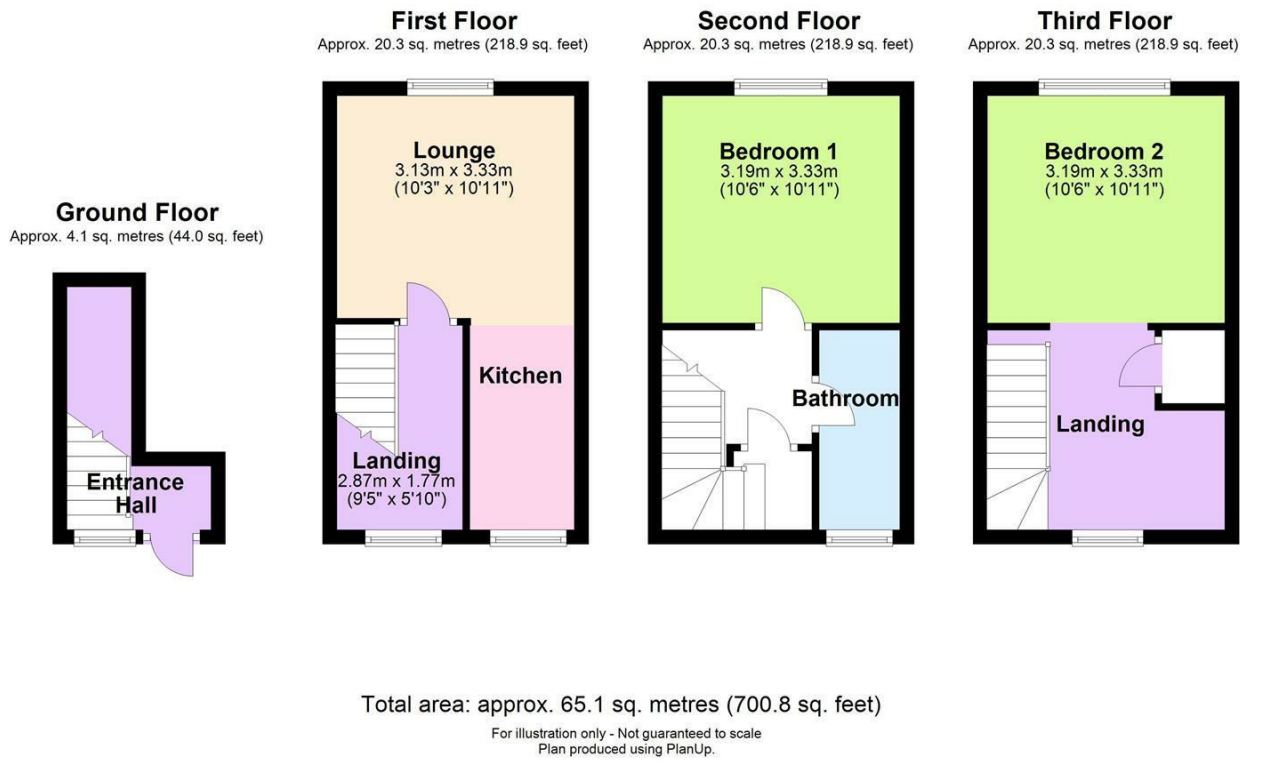
Council Tax: A

EPC: (null)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

A mid terraced apartment and commercial shop within the town of Leominster. The flat has accommodation comprising; living room, kitchen, two bedrooms and a family bathroom. The shop comprises; shop floor, rear storage area, cloakroom and a useful cellar

The Flat

The door opens into the entrance where a staircase leads to the first floor living room/kitchen which has a sash window to the front and rear. The kitchen is fitted with wall and base units with a stainless steel sink and electric oven and hob. There is space for a washing machine and fridge freezer. A hallway leads to the second floor landing. Here there is the main bedroom which is a double with a window to the front and a bathroom fitted with WC, basin and a bath with a shower above. The staircase leads to the third floor which has a window to each side, one of which with views over the rooftops. There is a vaulted ceiling and cupboard with the water tank in.

The shop

The shop has a door and window facing the high street. To the rear of the shop floor is a cloakroom and access to the cellar which provides useful space for storage.

Services

All mains services except gas

Tenure

Flat - Herefordshire Council Band A

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Directions

From Cobb Amos Leominster proceed along the high street where the property can be found on the left.

