



102, South Street, Leominster, HR6 8JF
Price £135,000

102 South Street Leominster

A two bedroom, Grade II Listed terraced house located within walking distance of the market town of Leominster and has an enclosed garden and gas heating. The property had previously achieved £525 per calendar month as a rental property and is ideal for investment or first time buyers. The property is offered for sale with NO ONWARD CHAIN.

- NO ONWARD CHAIN
- Terraced house
- Two bedrooms
- Enclosed garden
- Town location

Material Information

Price £135,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: A

EPC: D (59)

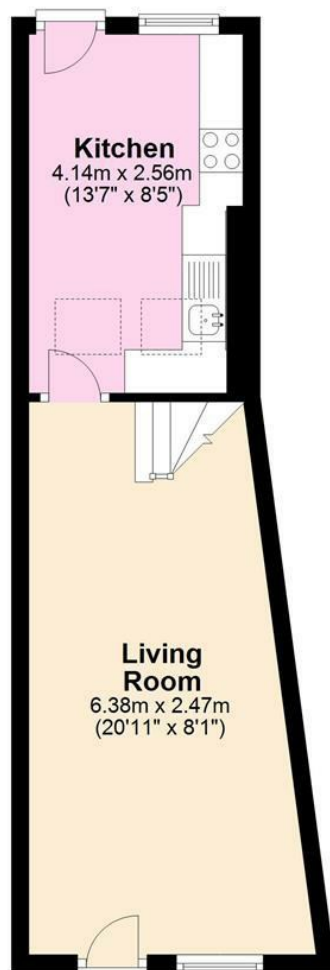
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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

Ground Floor

Approx. 29.3 sq. metres (315.4 sq. feet)



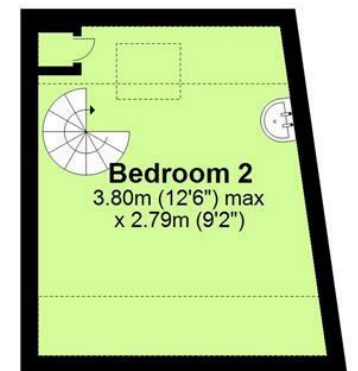
First Floor

Approx. 16.9 sq. metres (182.3 sq. feet)



Second Floor

Approx. 11.6 sq. metres (125.1 sq. feet)



Total area: approx. 57.9 sq. metres (622.9 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

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 house within the market town of Leominster, the property has accommodation comprising; living room, kitchen/dining room, two bedrooms and family bathroom. There is an enclosed rear garden which has a patio and summer house.

Property Description

The front door opens to the living room where there is a window to the front allowing natural light to flood through. There are exposed timbers and a fireplace inset with woodburning stove which creates a cosy focal point to the room. A door opens to the kitchen/dining room which is fitted with wall and base units and has a stainless steel sink. There is space for an electric cooker, fridge and washing machine as well as a table and chairs. A door opens to the garden. From the living room the staircase rises to the first floor landing. Bedroom one is a double room with a window to the front. The family bathroom is fitted with a WC, basin and a bath which has a shower above. A spiral staircase rises to the second bedroom which is a double and has a Velux window.

Garden

The garden is enclosed by a fence. From the kitchen is a decked area suitable to have outside dining furniture to entertain in the warmer months. There is an area laid to artificial grass which leads to a path to the summer house. The garden has a pear tree and a variety of other mature trees.

Services

All mains connected.
Herefordshire Council Tax Band A

Location

The popular market town of Leominster boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

Agents Notes

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 our offices on Broad Street continue along the High Street leading onto South Street. Go straight over at the mini-roundabout continuing onto South Street where the property can be found on the right hand side.

