



37, Bargates, Leominster, HR6 8EY
Price £122,500

37 Bargates Leominster

A charming one bedroom cottage within close walking distance of Leominster town centre. Boasting character features, a useful outhouse and garden. Chain free.

- Grade II Listed
- One double bedroom
- Enclosed rear garden
- Outbuilding
- Gas heating

Material Information

Price £122,500

Tenure: Freehold

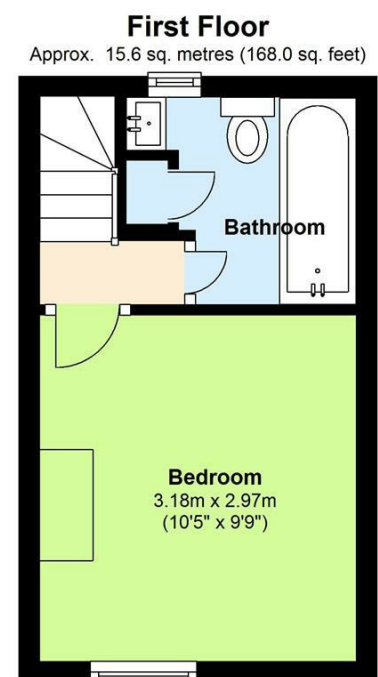
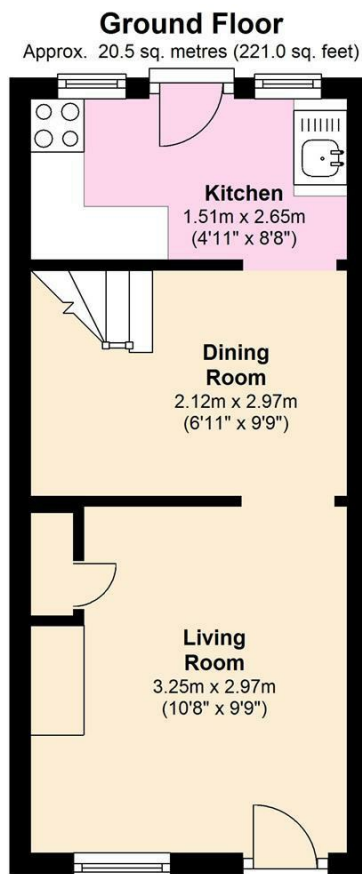
Local Authority: Herefordshire

Council Tax: A

EPC: D (63)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 36.1 sq. metres (388.9 sq. feet)

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

This characterful Grade II Listed property is conveniently located to the popular market town of Leominster. The property benefits from gas heating, gardens and an out building. Accommodation comprises: living room, dining hall, kitchen, bathroom and double bedroom.

Property Description

The property is accessed through the front door which proceeds into the living room which has a feature fireplace, storage cupboard and exposed wooden beams. An opening leads into the dining hall where there are stairs to the first floor, space for a dining table and access to the kitchen. The kitchen is fitted with wall and base units, space for a cooker and a door which leads to the rear garden. To the first floor is a double bedroom which is located to the front of the property and has a hanging rail, access to the loft and character features including high ceiling and original fireplace. The family bathroom is fitted with a three piece suite to include a bath. There is an airing cupboard and additional storage space.

Garden

The rear garden is enclosed by a fence and is mainly laid to lawn. There is a patio area for seating in the warmer months.

Outbuilding

There is a separate out building measuring 1.49m x 2.03m, which is a useful storage space and has a WC, plus space and plumbing for a washing machine.

Location

Bargates is within close walking distance of Leominster town centre. This is a popular market town and 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.

Services

All mains services are connected to the property.

Council Tax 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.

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

Directions

From Leominster town centre, proceed west on the A44, Bargates Road where the property can be found on the left hand side.

