



104, Bargates, Leominster, HR6 8QT
Offers In The Region Of £420,000

**COBB
AMOS**

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

104, Bargates Leominster

104 Bargates is a beautifully presented and extended, period, semi-detached four bedroom family home which is located in the popular market town of Leominster. The property enjoys many original features and has two reception rooms and an impressive kitchen/dining/family room, an enclosed rear garden, off road parking and gas heating. Viewing is recommended to appreciate the property and what it has to offer.

FEATURES

- Period semi-detached family home
- Open plan kitchen/dining/family room
- Four bedroom, one en-suite
- Character features
- Enclosed rear garden
- Off road parking
- Leominster town location

Material Information

Offers In The Region Of £420,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: D (63)

For more material information visit www.cobbamos.com

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



Introduction

Situated within the market town of Leominster is this semi-detached period house. The well appointed accommodation is over four floors and comprises; porch, entrance hall, living room, reception room, large kitchen/dining/family room, utility, cloakroom, cellar, main bedroom with ensuite, family bathroom and three further bedrooms.

Property description

The front door opens into the porch which has space for shoes and coats, an original wooden door with stained glass to each side opens into the entrance hall. You are immediately greeted by high ceilings, an original tiled floor, original decorative archway, coving and a dado rail. The entrance hall provides access to the primary rooms as well as having a staircase to the first floor and a door leading to the cellar. To the right a door opens into the living room which has oak flooring, a feature fireplace with inset wood burning stove, large bay window to the front allowing light to flood the room, coving and a decorative ceiling rose. The second reception room has ample space for a dining table and furniture with wood effect flooring, built in storage cupboards, shelves and a fireplace with a wooden mantle and inset wood burning stove. This room could be used as a study or children's play room. Double doors with glass panels open into the kitchen/dining/family room which is the real heart of the home creating a fantastic place to entertain guests. The

kitchen is fitted with hand painted wall and base units with a large island with beech worktops, a sink and breakfast bar. There is a range cooker, dishwasher and space for an American fridge freezer. The family area has two Velux windows and double doors opening onto the garden and extending dining in the warmer months. A door opens to the utility room where there is space and plumbing for a washing machine and tumble dryer, built in storage cupboards and a Belfast sink. A door opens to the cloakroom which is fitted with a two piece white suite. Stairs rise to the first floor landing where the character continues. Bedroom one is a good double with a bay window to the front. There is a picture rail, exposed floorboards, built in wardrobes and a door opening into the en-suite which is fitted with a three piece white suite with a corner shower unit and an obscure window to the front. Bedroom two and three are both doubles with sash windows overlooking the rear garden. The family bathroom is fitted with a three piece white suite including a shower over the bath. From the landing an additional staircase leads to the fourth bedroom which would make an ideal snug, office or gym with storage cupboards, neutral decoration and a Velux window.

Garden and parking

The rear garden is enclosed and has a patio area suitable for dining and entertaining in the warmer months. There is an area laid to lawn. To the rear is a useful storage room.





Services

All mains services are connected.
Council Tax Band D.

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.

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 Leominster town centre, proceed west on the A44, Bargates Road continue up the bank passing the turning for Pierrepoint Road, where the property can be found after a short distance on the right hand side.







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area^(B)

1943.42 ft²
180.55 m²

Reduced headroom

31.87 ft²
2.96 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

COBB AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007

hereford@cobbamos.com

14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310

leominster@cobbamos.com

2 Broad Street, Leominster, HR6 8BS

Ludlow

Telephone: 01584 874450

ludlow@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Land & New Homes

Telephone: 01584 874450

landandnewhomes@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Knighton

Telephone: 01547 529907

knighton@cobbamos.com

22 Broad Street, Knighton, LD7 1BL

Lettings

Telephone: 01432 266007

lettings@cobbamos.com

14 King Street, Hereford, HR4 9BW

Head Office

Telephone: 01568 605300

hello@cobbamos.com accounts@cobbamos.com

First Floor Executive Suite, Easters Court, Leominster, HR6 0DE