



15, Hereford Road, Leominster, HR6 8JS  
Price £175,000



# 15 Hereford Road Leominster

An opportunity to acquire a period, two bedroom, cottage within close walking distance of the market town of Leominster. The property has been lovingly updated by the current owner and enjoys an enclosed, rear garden, outhouse (which the vendor is currently improving) and garden room. Viewing is recommended to appreciate the property on offer.

- Period cottage
- Two bedrooms
- Updated accommodation
- Garden room
- Enclosed garden
- Convenient location

## Material Information

**Price** £175,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** B

**EPC:** D (55)

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78   C    |
| 55-68 | D             | 55   D  |           |
| 39-54 | 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

15 Hereford Road is a well presented cottage which has undergone some renovation works to create a fabulous home. The property has accommodation comprising; porch, living room, kitchen, WC, out house, two double bedrooms and a shower room. In addition the property boasts a garden room and enclosed, rear garden and would make an ideal first home or rental.

## Property Description

The front door opens into the porch where an internal door opens into the living room. The living room has a window to the front and feature tiled open fireplace. A door opens to the kitchen which has wall and base units with wooden worktops and includes an island which can be moved to suit. There is an integrated dishwasher, gas cooker with gas hob and a stainless steel sink with a window above overlooking the rear. The kitchen boasts an original fire place. A door opens to an inner hall which provides access to the WC, out house and garden. The out house is currently being improved by the vendor and creates storage space and benefits from water and power. There is space and plumbing for a washing machine and tumble dryer. To the side is access into the garden.

From the kitchen, a door opens to the staircase which rises to the first floor landing. Bedroom one is a large double room with a window to the front. Bedroom two is a small double with a window to the rear. The shower room is fitted with a WC, basin and shower cubicle.

## Garden and garden room

The garden is enclosed to each side by a fence and is mainly laid to lawn. There is a patio area suitable for dining in the warmer months. To the bottom of the garden is the timber garden room which boasts light and power and would make an ideal home office or entertainment room. There is a useful shed for storage.

## Services

All mains are connected to the property.  
Herefordshire Council Tax Band B

## Location

The popular market town of Leominster boasts a wealth of local shops, primary and secondary schools, a weekly open air market, national supermarkets and a host of recreational facilities including the sports centre and swimming pool. 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 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 our office, proceed along the High Street, into South Street, continue heading south onto Hereford Road where the property can be found on the left hand side.





