



5, Croft Street, Leominster, HR6 8LA
Price £175,000

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5 Croft Street Leominster

A two double bedroom, semi-detached home which has been lovingly modernised and updated by the current vendors. The property is situated in a popular residential area within the market town of Leominster and enjoys beautifully maintained gardens and double glazing.

- Semi-detached house
- Two double bedrooms
- Front and rear garden
- Modernised
- On street parking
- Walking distance to town centre

Material Information

Price £175,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: A

EPC: E (50)

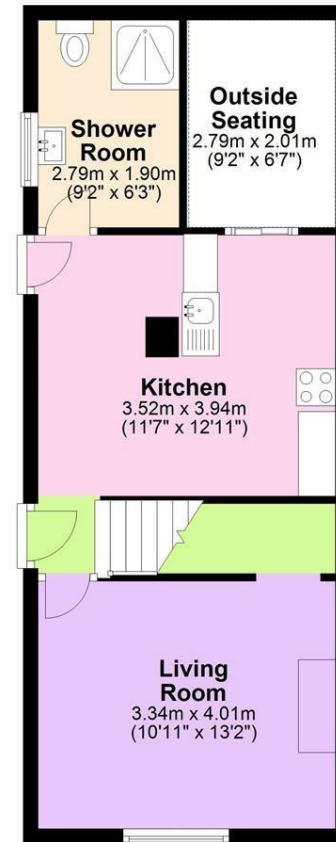
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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

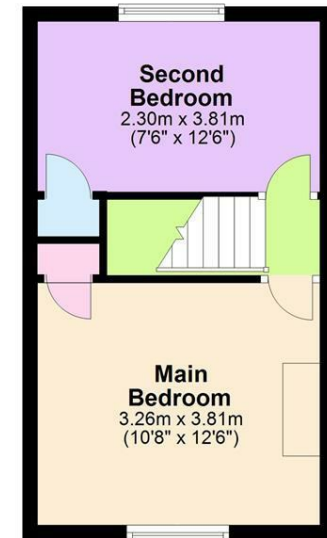
Ground Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



First Floor

Approx. 25.8 sq. metres (278.1 sq. feet)



Total area: approx. 63.1 sq. metres (679.7 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

5 Croft Street is a semi detached property situated within the market town of Leominster which has been updated by the current vendors to create a lovely family home. The property has accommodation comprising living room, kitchen, downstairs shower room and two double bedrooms. The garden is enclosed with a covered area for seating.

Property Description

The front door opens into the entrance where there is access to the living room, kitchen and the staircase to the first floor. The living room has exposed wooden floorboards, a window to the front and a feature fireplace. The kitchen is fitted with base units. There is a stainless steel sink, space for a fridge/freezer, electric cooker and washing machine. French doors open to the rear where there is a covered seating area. There is also a door to the side. The shower room is recently fitted with a WC, basin with storage unit underneath, double shower cubicle and heated towel rail.

The staircase rises to the first floor. Bedroom one is a double sized room with a window to the front. There is a built in cupboard. Bedroom two is a double with a window overlooking the garden.

Garden

The garden to the front is laid to lawn with a fence surround and a gate with a path to the side. The rear garden has been landscaped with raised beds stocked full of flowers, shrubs and plants. there is an area laid with decorative stone, ideal space for a table and chairs to entertain in the warmer months. There is a shed for storage.

Services

Mains electricity, water and drainage is connected to the property.
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 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 South Street turn right onto Churchill Avenue. At the junction turn right and then immediately left onto Croft Street where the property is located on the left hand side.



