

36, Broad Street, Leominster, HR6 8BS  
Offers In The Region Of £400,000

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AMOS**  
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LAND & NEW HOMES

# 36 Broad Street Leominster

OFFERS INVITED - A beautifully presented Grade II Listed, period, family home boasting oodles of charm and original character features within a central position in the market town of Leominster. The property has three reception rooms, five double bedrooms, three bathrooms, enclosed cottage rear garden and offers flexible accommodation having previously been used as a bed and breakfast. The property is offered for sale WITH NO ONWARD CHAIN.

- Period property
- Oodles of original character
- 3 reception rooms, 4/5 bedrooms
- Grade II Listed
- Holiday let potential
- Enclosed cottage garden
- Prime town location

## Material Information

Offers In The Region Of £400,000

Tenure: Freehold

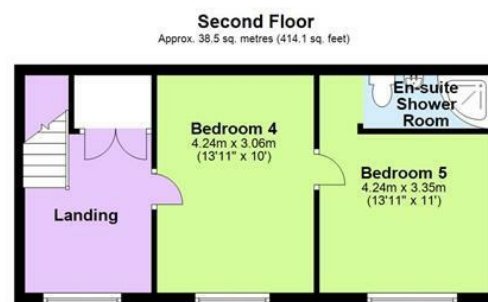
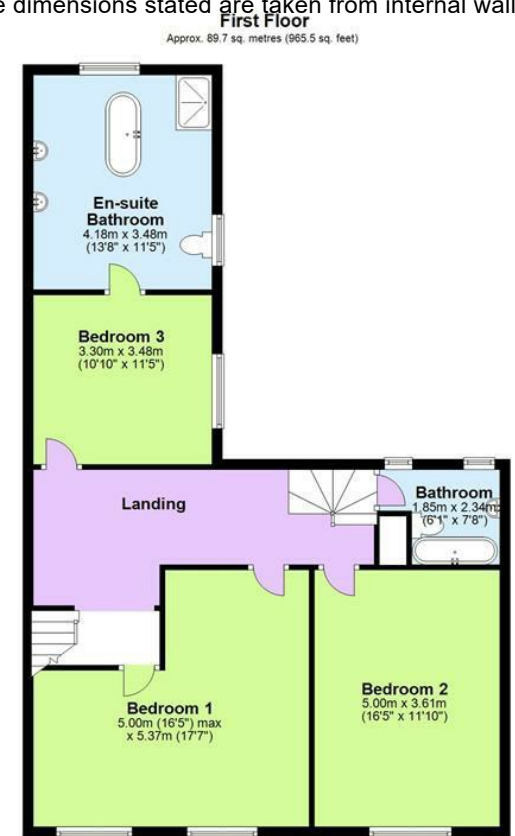
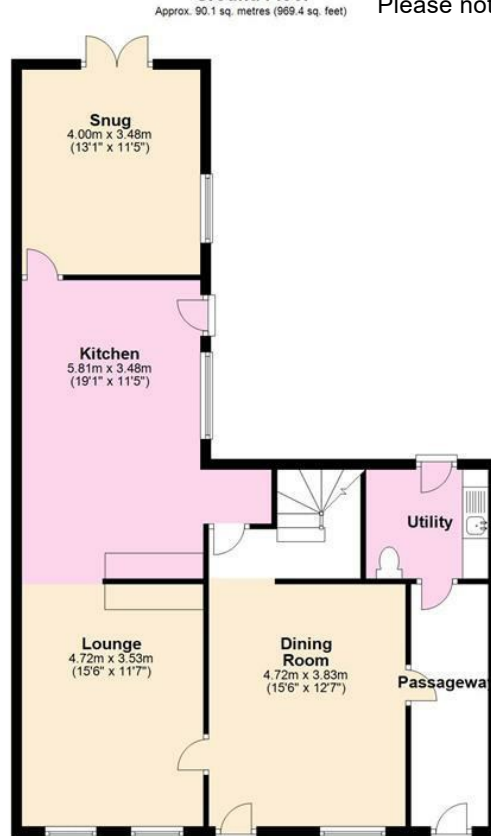
Local Authority: Herefordshire

Council Tax: D

EPC: (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Energy Performance  
Certificate not required  
on Listed Buildings



Total area: approx. 218.2 sq. metres (2349.0 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

Situated within the centre of the market town of Leominster is this extensive Grade II Listed character property which has accommodation comprising; dining room, lounge, snug, kitchen, utility room/cloak room, passage way, three bedrooms to the first floor and two bedrooms to the second floor, shower room and landing. There is an enclosed garden with a patio to enjoy the warmer weather and gas heating. This fantastic property is offered for sale WITH NO ONWARD CHAIN.

## Property Description

The front door opens into the dining room where you are immediately greeted by original character features such as original exposed timbers which flow throughout the property. The dining room has a sash window to the front and is more than spacious enough for a large dining table and chairs. An opening leads to an inner hall where there is a staircase to the first floor and access to the kitchen. The kitchen is fitted with wall and base units with an island creating a friendly atmosphere, ideal for entertaining. There is a recess with a Rangemaster cooker inset, space for a fridge freezer and dishwasher. The kitchen flows into the living room which is to the front of the property. There are two windows to the front allowing natural light to flood the room and a stone fireplace with flagstone hearth which creates a cosy focal point. From the kitchen is the snug which has dual aspect windows including French doors which open to the patio and bring a little of the outside in when the weather is milder. A door from the kitchen opens to the patio and from here is access to the utility room as well as from the dining room via the passageway.. This has space and plumbing for the washing machine and tumble dryer. There is a cupboard housing the boiler and access to the side ally which leads to the front.

The staircase rises to the landing where the character continues. Bedroom one is a generous double sized room with two windows to the front and a feature fireplace. Bedroom two is also a generous double sized room with a window to the front and ample space for wardrobes. Bedroom three is a double with an en-suite bathroom which has a WC, two basins, shower cubicle and free standing roll top bath. The family bathroom is on this floor and is fitted with a WC, basin, and freestanding bath.

From the landing a staircase rises to the second floor suite. There is a landing which is suitable to use as a study or home office area. Bedroom four is a double sized room with a door opening to the fifth bedroom which could be used as a dressing room. There is an en-suite fitted with a WC, basin and a shower.

## Garden

The rear garden to the property is delightful; stocked with an abundance of established plants, shrubs and trees. There is the opportunity to have many pot plants bursting with colours throughout the year. A patio area from the kitchen creates alfresco dining space, and ensures that you aren't too far away from the kitchen and the extra bottle of wine! Steps lead up another patio space which catches the afternoon and evening sun. This is a lovely space to survey a hard days work in the garden and enjoy the last of the days sunshine.

## 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.

## Services

All mains are connected to the property  
Herefordshire Council Tax Band D

## Directions

From our offices, proceed down Broad Street where the property is located on the right hand side.

## Parking

There are two residential parking permits and one visitor parking permit.

## 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.

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