

39, Bargates, Leominster, HR6 8EY  
Price £139,500

# 39 Bargates Leominster

PRICED TO SELL - OFFERS INVITED - A delightful Grade II Listed, two bedroom period terrace house which is situated within walking distance of the centre of the market town of Leominster. The property has an enclosed cottage rear garden and gas heating and is offered for sale WITH NO ONWARD CHAIN.

- Terraced period property
- Two double bedrooms
- Rear garden
- Grade II Listed
- Town centre location
- NO ONWARD CHAIN

## Material Information

Price £139,500

Tenure: Freehold

Local Authority: Herefordshire

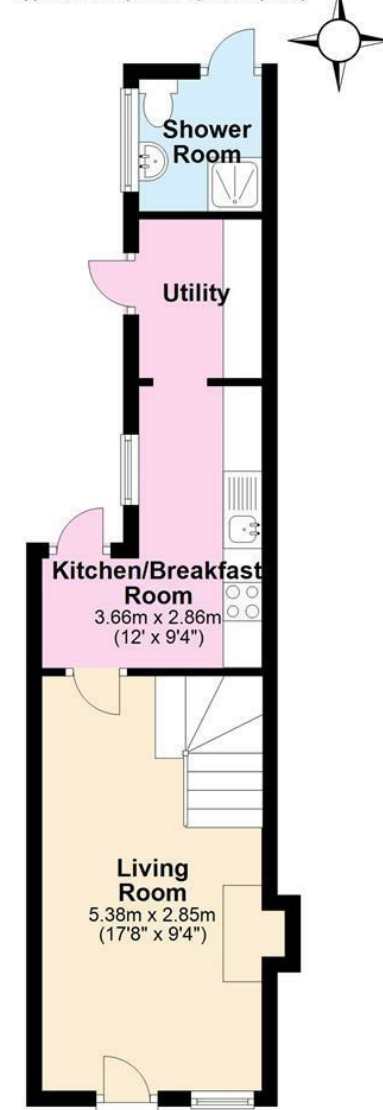
Council Tax: A

EPC: (null)

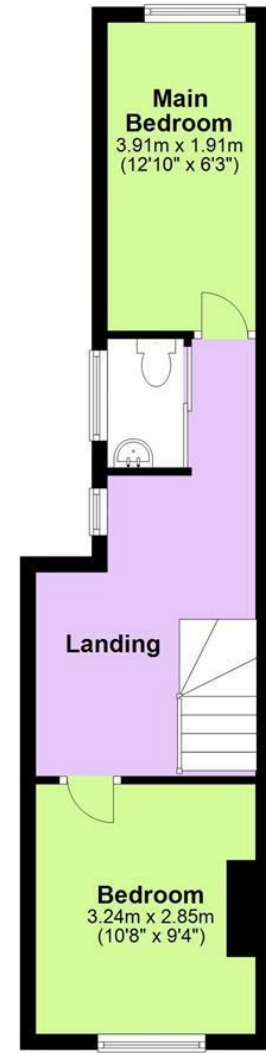
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ENERGY PERFORMANCE  
CERTIFICATE NOT  
REQUIRED ON LISTED  
BUILDINGS

**Ground Floor** Please note that the dimensions stated are taken from internal wall to internal wall.  
Approx. 29.6 sq. metres (318.7 sq. feet)



**First Floor**  
Approx. 30.6 sq. metres (328.8 sq. feet)



Total area: approx. 60.2 sq. metres (647.5 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 in the market town of Leominster is this Grade II Listed property with accommodation comprising; living room, kitchen, utility room, shower room, two double bedrooms and a cloakroom. There is an enclosed rear garden and gas heating.

## Property Description

The front door opens into the living room where there is a window to the front aspect and a beautiful cast iron fireplace with mantle and hearth. There are exposed timbers and a door opening to the kitchen. The kitchen is fitted with wall and base units and has a stainless steel sink. There is space for a fridge and electric cooker. A step up leads to the utility room where there are additional wall and base units and space for a washing machine. There is a door to the side and access to the shower room. This is fitted with a WC, basin, shower cubicle and heated towel rail. There is a door leading to the garden.

From the living room the staircase rises to the first floor landing where there is space to use as a reading area and to display decorative furniture. The landing has a cupboard housing the Worcester Bosch combi boiler. Bedroom one is a double with a window to the front. Bedroom two is a double with a window to the rear. There is a cloakroom fitted with WC and basin.

## Garden

The rear garden is enclosed and has a shed at the end. There are shrubs, plants and flowers and space for a bistro table and chairs.

## Services

All mains services are connected.  
Herefordshire Council Tax Band A

## 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 north west on the A44, Bargates Road where the property can be found on the left hand side.

