



15, Wynyard Close, Leominster, HR6 8HH  
Price £230,000

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# 15 Wynyard Close Leominster

A semi-detached, three bedroom, family home which is situated within a mature residential area in the market town of Leominster. The property features, two reception rooms, a garage, driveway parking and front and rear garden and would be ideal as a first home or as an investment. Please call our Leominster office to arrange your viewing.

- Semi-detached family home
- Two reception rooms
- Three bedrooms
- Front and rear garden
- Garage and driveway parking
- Leominster town location

## Material Information

**Price** £230,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** C

**EPC:** D (67)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

**Ground Floor Building 1**

- Garage: 20'8" x 8'0" (6.30 x 2.44 m)
- Sunroom: 8'0" x 8'0" (2.45 x 2.45 m)
- Hallway: 12'11" x 6'3" (3.95 x 1.92 m)
- Kitchen: 10'8" x 9'9" (3.27 x 2.97 m)
- Living Room/Dining Room: 24'0" x 12'3" (7.32 x 3.74 m)

**Floor 1 Building 1**

- Bedroom: 8'8" x 6'11" (2.65 x 2.12 m)
- Landing: 9'3" x 4'0" (2.82 x 1.23 m)
- Bedroom: 12'8" x 11'11" (3.87 x 3.65 m)
- Bedroom: 11'1" x 11'10" (3.39 x 3.62 m)
- Bathroom: 5'5" x 7'0" (1.67 x 2.14 m)

**Ground Floor Building 2**

- Shed: 9'5" x 15'5" (2.88 x 4.71 m)

**Approximate total area<sup>(1)</sup>**

1253.06 ft<sup>2</sup>  
116.41 m<sup>2</sup>

**Reduced headroom**

12.92 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) 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.

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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 a mature residential area of Leominster is this semi-detached property which has accommodation comprising; entrance, living/dining room, kitchen, sun room, three bedrooms and a shower room. There is a single garage and driveway parking, front and rear garden, gas heating and double glazing. The property would be an ideal first home or investment opportunity and has ample potential.

## Property Description

The front door opens into the entrance hall where there is access to the primary rooms and the staircase to the first floor. To the right is the living/dining room. This has dual aspect windows to the front and rear. From the dining area a door opens to the kitchen which is fitted with wooden wall and base units. There is a stainless steel sink, gas hob, electric cooker and space for a washing machine, fridge and freezer. An opening leads to the sun room where there is a window to the rear, door to the side of the property and a door to the garage. This could be used as a study or breakfast room. The staircase rises to the first floor landing. Bedroom one and two are each doubles with bedroom one a window to the front and two a window to the rear. The third bedroom is a single with a window to the front. The shower room is fitted with a WC, basin and shower cubicle.

## Garden

The front of the property is laid to lawn with a border of roses to the front. The rear garden is laid to lawn, has a flagstone path with a flower border to the side which is stocked with shrubs and plants. There is a shed/workshop which has power and a greenhouse which has a power socket.

## Garage

The garage is a single with an up and over door, light and power. There is parking on the driveway for two cars.

## Services

All mains connected.  
Herefordshire Council Tax Band C  
Freehold

## Location

The property is situated in a mature residential area of Leominster, within walking distance of the 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 14 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

Proceed north on the Leominster Bypass (A49) and at the roundabout take the first exit onto Mill St/A44. At the next roundabout take the first exit onto Bridge Street/Mill Street/A44. Continue into Leominster, at the crossroads turn right onto Bargates/A44, then left onto Westfield Walk. After a short distance turn right onto Westcroft rd follow the road where Wynyard is located on the left hand side. The property is



