



4, Westgate, Leominster, HR6 8SA
Price £235,000

4 Westgate Leominster

PRICED TO SELL - MOTIVATED SELLER - A detached, three bedroom house, which offers ample living accommodation and creates an ideal family home. The property is situated in a highly sought after residential area of Leominster and boasts front and rear garden, garage and parking. Viewing is highly recommended to appreciate the property and all it has to offer. The property is offered for sale WITH NO ONWARD CHAIN

- Detached family home
- Three bedrooms
- Front and rear garden
- Garage/workshop, driveway parking
- Sought after residential area
- NO ONWARD CHAIN

Material Information

Price £235,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: C

EPC: D (61)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

Situated within a mature residential area within the market town of Leominster is this detached family home. The property has accommodation comprising; porch, entrance, living room, kitchen/dining room, garage/carport, three bedrooms and a family bathroom. There is a front and rear garden, driveway parking, gas heating and double glazing. A fabulous family home ready for the next owner.

Property Description

The front door opens into the porch where there is space for shoes and an internal door to the entrance hall which has space for coats and the staircase to the first floor. To the left a door opens to the living room which has a window to the front allowing natural light to flood through and a fireplace with wooden surround and inset gas fire. The kitchen/dining room has wall and base units, a stainless steel and an electric cooker and hob. There is space for a washing machine, tumble dryer and fridge and a useful under-stood storage cupboard. The dining area has patio doors which open to the garden, extending entertainment in the warmer months. There is access into the garage/carport which is more than the length of the property and has space for a car as well as a workshop or gym. There is light and power so additional white goods can be housed here. A door to the rear leads to the garden. The staircase rises to the first floor landing. Bedroom one is a good double with two windows to the front, a storage cupboard over the stairs and space for a wardrobe or chest of drawers. Bedroom two is a double with a window to the rear. Bedroom three is a single and has a window to the rear. There is a built-in cupboard which houses the combi boiler. The family bathroom is fitted with a WC, basin, corner bath and shower cubicle.

Garden and Parking

The front garden is laid to lawn with the drive to the side. This provides parking for a car and access to the garage. To the rear, the garden is fully enclosed by fencing and has been thoughtfully planned by the current vendor. There are two separate seating areas suitable for alfresco dining and entertaining in the summer months. The borders are stocked with flowers, trees and shrubs which burst with colour. There is a lawned area and a beautiful mature tree.

Services

All mains are connected.
Herefordshire Council Tax Band C

Location

The property is situated in a popular mature residential area within walking distance from the centre of Leominster. 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.

Internet

Standard 12 Mbps 1 Mbps Available
Superfast 80 Mbps 20 Mbps Available
Ultrafast 1000 Mbps 1000 Mbps Available

Mobile Coverage

Indoor
Provider Voice Data
EE Limited Limited
Three Limited Limited
O2 Limited Limited
Vodafone Limited Limited

Outdoor

Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

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.

Directions

Head out of Leominster on the A44 (Bargates), take the second entrance into Buckfield Road (past Morrisons). Upon entering the estate take the second turning right into "Westgate" where the property can be found on the left hand side.

