

Rose Cottage, Rose Cottage, Leysters, HR6 0HW
Offers In The Region Of £325,000

Rose Cottage

Rose Cottage, Leysters

OFFERS INVITED - Chain free detached cottage on the outskirts of popular Leysters occupying a plot of circa 0.35 acre. The property benefits from driveway parking and also a detached garage. Super location with early viewing considered essential.

- DEATCHED COTTAGE
- RURAL LOCATION
- TWO BEDROOMS
- GARAGE WITH POWER AND LIGHTING
- OFF ROAD PARKING
- POTENTIAL TO EXTEND - STPP

Material Information

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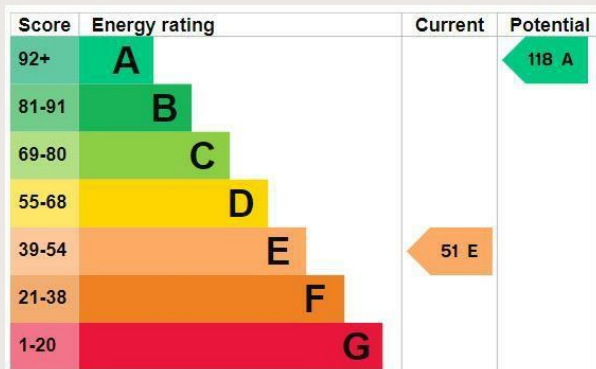
Tenure: Freehold

Local Authority: Herefordshire

Council Tax: C

EPC: E (51)

For more material information visit www.cobbamos.com



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

An attractive detached property with a garden of around 0.35 acre mainly laid to lawn with an abundance of mature trees within the garden itself. Coming to the market with the added benefit of having no vendor chain involved this cosy cottage is ideal for those wishing to downsize to a smaller house but a generous garden. Internally comprising Entrance Porch, Living Room, Dining Room, Kitchen, Bathroom and Two Bedrooms. Internal inspection considered essential.

Property Description

Entry through the enclosed porch into the lounge with windows to the front and side. Off the dining room is the kitchen, which leads into the rear hallway and into the bathroom. To the ground floor there is a useful outbuilding accessed from the outside. To the first floor there are two bedrooms off the landing.

Garden

Totalling around 0.35 acres mainly laid to lawn with a variety of interspersed trees.

Garage & Parking

There is parking for several vehicles and a garage which has power and lighting.

Services

Mains electric and water
Tenure Freehold
Herefordshire council tax band C

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.

Broadband Connection

Standard 16 Mbps 1 Mbps Good
Superfast 33 Mbps 4 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps

Source: Ofcom Broadband availability checker

Mobile Coverage Indoor

EE None None
Three Limited Limited
O2 None None
Vodafone None None

Source: Ofcom Mobile availability checker

Mobile Coverage Outdoor

EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Source: Ofcom Mobile availability checker

Directions

Leave Leominster on the A49 towards Ludlow, turn right towards Kimbolton and Leysters on the A4112. Travel on this road for 2.4 miles and then turn right on to a private lane, you will find the property immediately on your left hand side.
What3Words: ///zoomed.junction.swatting

