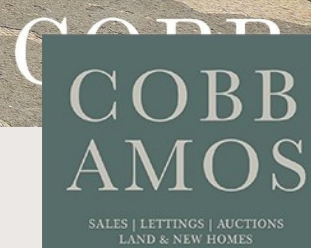


115, Etnam Street, Leominster, HR6 8AF
Price £335,000



115 Etnam Street Leominster

This immaculately presented property located within very easy reach of the train station in Leominster offered for sale with the added benefit of having no vendor chain involved. Super opportunity and early viewing is considered essential.

- STUNNING PRESENTATION
- CHAIN FREE
- HIGH QUALITY FIXTURES & FITTINGS
- LANDSCAPED GARDEN
- BI FOLD DOORS
- RECENTLY RENOVATED
- SOLAR PV PANEL INSTALLATION 3.24Kw
- RESIDENCE PARKING
- 4/5 BEDROOMS AND 3 SHOWER/BATHROOMS

Material Information

Price £335,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: B

EPC: C (71)

For more material information visit www.cobbamos.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.

Introduction

Having been renovated throughout by the current owners, this stunning property comes to the market with no vendor chain involved and offers deceptively spacious accommodation of a very high standard. To the rear of the property are landscaped gardens accessed via bi-fold doors off the kitchen diner and provides an attractive space to enjoy the sunshine and perhaps dine al fresco.

Property Description

Entry into the hallway with its original quarry tiled flooring, the living room is located on your immediate right. Also off the hallway is a downstairs bedroom with an en suite shower room which could be used as a second reception room. To the rear of the ground floor is the stunning kitchen diner fitted with granite worktops and an array of integrated appliances. You have an island which lends itself to the kitchen, which is perfect for your early morning coffee and breakfast. There are bi fold doors opening onto the landscaped patio and garden, ideal for dining al fresco in the summer months. To the first floor there are three further bedrooms, one en suite as well as a separate family shower room. To the second floor there is another bedroom benefitting from two velux windows.

Garden & Parking

The L-shaped garden at the rear of the property is a highly attractive space with both patio and lawned areas, ideal for sitting and enjoying good weather, dining al fresco, reading a book and enjoying morning coffee or a good wine in the evening. There are multiple electrical points in the garden as well as a small shed for your gardening tools.

There are residential parking permits available from Herefordshire council.

Services

All main services are connected to the property
Solar PV panels 3.24Kw which are owned outright
Tenure Freehold
Herefordshire Council Tax Band B
Energy Performance Certificate Currently C 71 Potential C 77

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.

Broadband Coverage

Ultrafast Broadband available 1000 Mbps maximum download 1000 Mbps maximum upload

Indoor Mobile Coverage

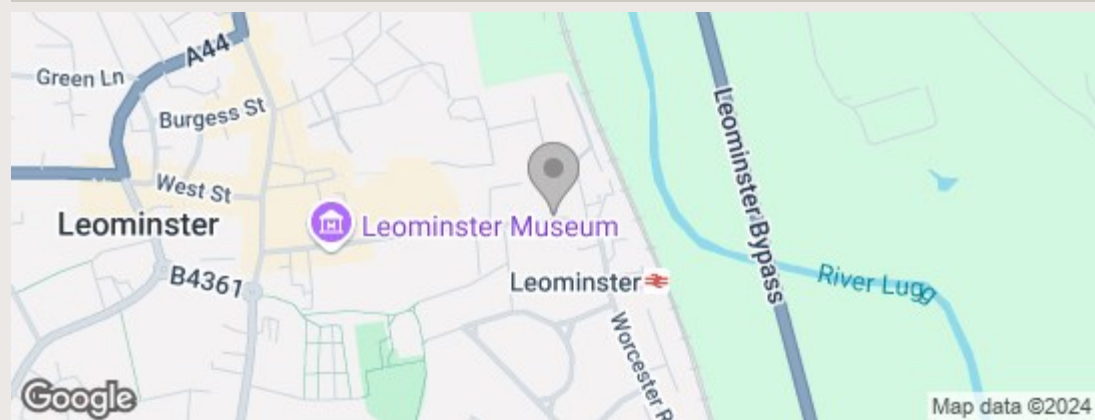
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Limited Limited
Vodafone Limited Limited

Outdoor Mobile Coverage

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

Directions

From Cobb Amos Leominster proceed up High Street for approximately 200 yards, turn left onto Etnam Street and the property can be found approximately 500 yards on the left.



COBB
AMOS