



10, Ropewalk Avenue, Leominster, HR6 8LY
Price £350,000

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LAND & NEW HOMES

10 Ropewalk Avenue Leominster

Chain free detached house in this popular residential location just a short walk to the amenities of Leominster. Well-presented throughout with driveway parking and attractive gardens. Early viewing considered essential.

- CHAIN FREE
- POPULAR LOCATION
- MODERN BUILD
- WALKING DISTANCE OF LEOMINSTER CENTRE
- READY TO MOVE INTO

Material Information

Price £350,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: D (67)

For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate

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

Coming to the market with the added benefit of having no vendor chain involved, this ready to move into detached home is sure to appeal. Offering three bedrooms with fitted wardrobes, as well as a family bathroom and an en suite shower room, the property also has an additional single bedroom, which could also be used as a study/hobby room. There are gardens to the rear accessed via the sun room and also the utility. Driveway parking and an integral garage. Internal inspection considered essential.

Property Description

Entry through the enclosed porch into the hallway with living room to the right which has double doors into the dining room, which then leads into the sun room at the rear overlooking the garden and also a door from the dining room into the fitted kitchen. The kitchen can also be accessed via the hallway and has a utility off with a downstairs wc and a door leading to the rear garden. The stairs in the hallway lead to the first floor with four bedrooms, with the main bedroom benefitting from an en suite shower room. There is also a family bathroom.

Gardens & Parking

There are pleasant and manageable gardens to the front and rear, ideal for enjoying in the summer months in particular. There is driveway parking to the front leading to a single garage.

Services

All mains services available.

what3words

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Broadband

Ultrafast available 1000Mbps maximum available download speed and 1000Mbps maximum available upload speed.

Source: Ofcom Broadband Checker

Mobile Coverage Indoor

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

Mobile Coverage Outdoor

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

Directions

From Leominster town centre, proceed west on the A44 along Bargates where the turning for Ropewalk Avenue can be found on the left hand side. The property can be found on the right.

