





# 17 The Priory Leominster

This beautiful Grade II listed semi-detached cottage situated within very easy reach of Leominster town with attractive riverside views as well as the impressive Priory church. Gated off road parking, detached garage and generous gardens. A unique opportunity only appreciated during an internal inspection.

- TOWN LOCATION
- READY TO MOVE INTO
- CHARACTER COTTAGE
- OFF ROAD PARKING
- GENEROUS GARDENS

## Material Information

**Price** £325,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** C

**EPC:** D (66)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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



Approximate total area<sup>(1)</sup>  
1046.03 ft<sup>2</sup>  
97.18 m<sup>2</sup>

Reduced headroom  
6.02 ft<sup>2</sup>  
0.56 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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 popular and desirable location within Leominster town we offer for sale this attractive cottage with an abundance of character as well as views towards the impressive Priory church. Offered for sale in ready to move into condition and at a realistic asking price. This cosy property benefits from a large garden as well as gated off-road parking leading to a large and useful detached garage/workshop. There is also a useful caravan power supply within the driveway. Highly convenient location with early viewing considered essential in order not to miss out.

Property Description

Entry into the cosy and attractive living/dining room with feature fireplace and wood-burning stove. Off the living room is the modern kitchen/breakfast room with useful wc off as well as entry into the versatile study and an attractive garden room with double doors leading into the rear garden. To the first floor there are three bedrooms as well as a modern bathroom fitted with a four piece suite including roll-top bath and a separate shower enclosure.

Garden

A real feature of this super cottage is the large garden to the rear, which offers both lawned and patio areas in one section as well as a small open summerhouse plus there is gated stepped access down to the river. Accessed through another gate is the next section of the garden, which is set up for growing produce with raised beds, a potting shed and the gated driveway with a large and useful detached garage/workshop.

Garage & Parking

Access from Broad Street car park through large wooden gates into the enclosed driveway leading to the large garage/workshop.

Services

All mains services available.  
Gas Boiler  
Wood Burner

Location

The popular market town of Leominster 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 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	17 Mbps	1 Mbps	Good
Superfast	--Not available	--Not available	Unlikely
Ultrafast	--Not available	--Not available	Unlikely

Networks in your area - Openreach  
Source: Ofcom Mobile Checker

Indoor Mobile Coverage

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

Outdoor Mobile Coverage

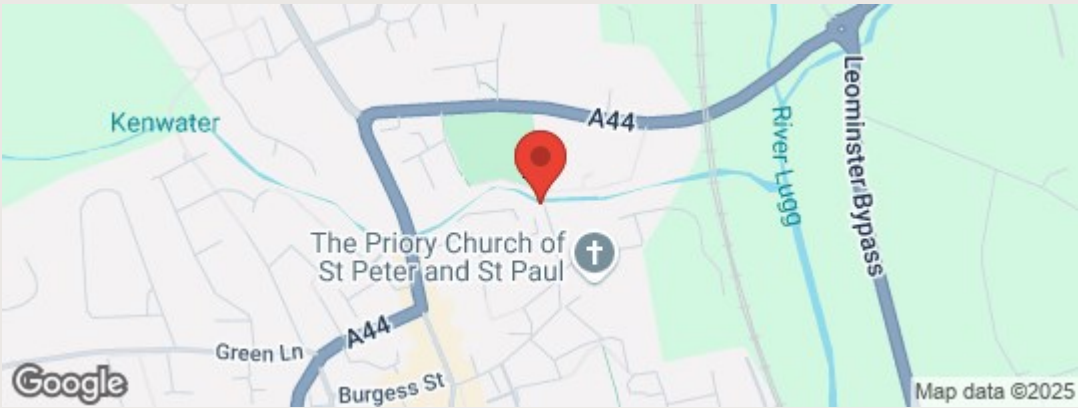
Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

Agent's 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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

Head from our Leominster office at 2 Broad Street to Broad Street Car Park. At the far end of the car park is a walkway that leads onto The Priory. Turn left here and the property can be found on your left. What3words:///thud.breakaway.enthused



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