



112, The Meadows, Leominster, HR6 8RE
Price £220,000

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LAND & NEW HOMES

112 The Meadows
Leominster

A semi-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

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS, ONE BATHROOM
- COUNTRYSIDE VIEWS
- GARAGE & OFF ROAD PARKING
- FRONT & REAR GARDEN
- IN NEED OF RENOVATING
- CHAIN FREE

Material Information

Price £220,000

Tenure: Freehold

Local Authority: Herefordshire Council

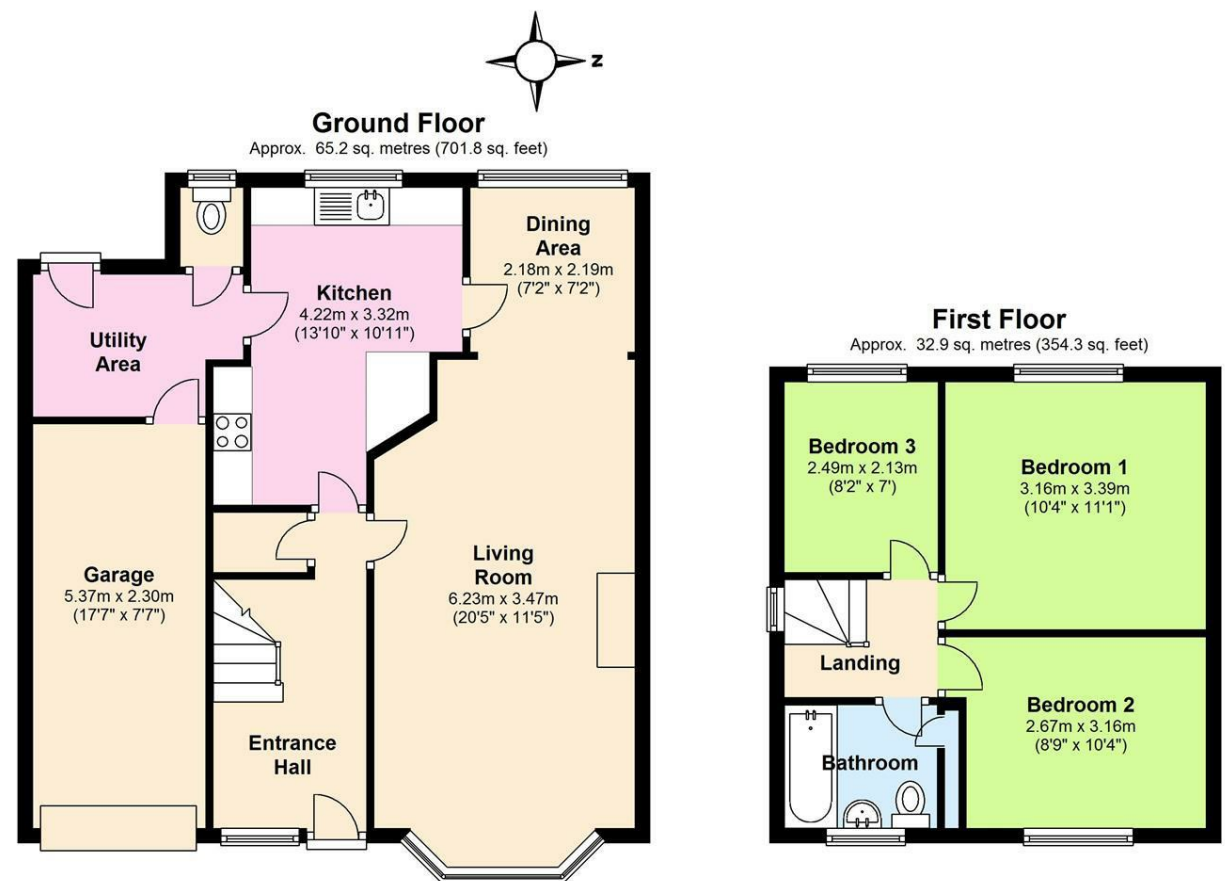
Council Tax: C

EPC: D (65)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



Total area: approx. 98.1 sq. metres (1056.1 sq. feet)

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 within a mature residential area within the market town of Leominster is this good sized family home with views of the countryside beyond. The property has accommodation comprising; entrance hall, living room with dining area, kitchen, rear porch/utility space with toilet, garage, three bedrooms and a family bathroom. There is a front and rear garden, driveway parking, gas heating and double glazing. A fabulous family home in need of updating.

Property Description

The front door opens into a light and airy entrance hallway where there is space for shoes and coats and the staircase to the first floor. To the right, a door opens into the spacious living room which has a large bay window at the front enjoying wonderful views of the countryside beyond and an electric fire. There is room for a table and chairs at the far end of this area with windows onto the back garden allowing the room to flood with natural light. The kitchen has a plentiful selection of wall and base units, a stainless steel sink and ample work surface; it would benefit from some updating. There is a separate utility room with plumbing for a washing machine and tumble dryer and access to the back garden, a handy WC and entry into the garage that has space for a car as well as a workshop or gym. There is light and power in the garage so additional white goods can be housed here. The staircase rises to the first floor landing. Bedroom one is a good double with a window to the rear and space for wardrobes and chest of drawers. Bedroom two is a double with a window to the front that enjoys the terrific views that this town based property affords. Bedroom three is a single and has a window to the rear. The family bathroom is fitted with a WC, basin, bath with shower over and could benefit from some updating.

Garden & Parking

The front garden is laid mainly to lawn with the drive to the side. This provides space for two vehicles and access to the garage. The rear garden is mainly laid to lawn with patio areas for outdoor dining, a handy garden shed and back access gate.

Services

Gas central heating
Herefordshire Council Tax Band C
All mains services are connected to the property.
Tenure: Freehold

Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard 17 Mbps	1 Mbps	Good	
Superfast 80 Mbps	20 Mbps	Good	
Ultrafast 1000 Mbps	1000 Mbps	Good	

Networks in your area - Openreach, Full Fibre
Source: Ofcom Mobile Checker

Mobile Coverage Outdoor

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

5G is predicted to be available around your location from the following provider(s): EE, Three. Please note that this predicted 5G coverage is for outdoors only.
Source: Ofcom Mobile Checker

Mobile Coverage Indoor

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

5G is predicted to be available around your location from the following provider(s): EE, Three. Please note that this predicted 5G coverage is for outdoors only.
Source: Ofcom Mobile Checker

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.

What3words

What3words:///websites.defeated.flashback

Agent's 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 £24 per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From New Street, Leominster turn right prior to the traffic lights into Green Lane. Proceed up this road taking the second turning on your right into The Meadows. Take the first turning left and the property can be found at the top of the hill on the left hand side. What3words:///websites.defeated.flashback





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