



Trenwith, Hereford Road, Leominster, HR6 8JU
Price £425,000

Trenwith Hereford Road

Leominster

We offer for sale this super 1930s family home that has been thoughtfully extended by the current vendors creating the much desired: open plan living space alongside areas for quiet, formal living, three good sized double bedrooms, two bathrooms and an extensive garden for pleasure/play and relaxation straight from the kitchen patio doors. Furthermore, Trenwith is positioned on the periphery of the popular market town of Leominster within walking distance of amenities and enjoying off road parking thus making this property a true gem and too good to miss.

- DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- THREE DOUBLE BEDROOMS, ONE EN-SUITE
- GENEROUS REAR GARDENS
- OFF ROAD PARKING
- LEOMINSTER TOWN LOCATION
- SEPARATE SITTING ROOM

Material Information

Price £425,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: D (63)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

Situated within the market town of Leominster is this detached 1930s period house. The well appointed accommodation is set over three floors and comprises: porch, entrance hall, cloakroom, living room, large kitchen/dining/family room, utility, main bedroom with en-suite, family bathroom with separate WC and two further double bedrooms.

Property Description

Entry is into a light and neutrally decorated hallway with parquet flooring, 1930s style doors with bee hive door knobs and stairs to the first floor. There is also a useful cupboard for storing coats and shoes and a ground floor cloakroom for convenience. To the left is the living room with front aspect bay window creating a welcoming and light filled space for relaxing at any time of the day. At the far end of the hallway is a door on the left that leads into a fantastic family orientated, open plan kitchen, dining and living space. The living area has wooden flooring, alcove shelving, room for sofa seating and a contemporary wall mounted electric fire. The dining and kitchen areas are cleverly differentiated with striking marble effect flooring that bounces the light between itself and the velux roof lighting, patio doors, windows and cupboard surfaces that are reflective. There is a range of wall and floor kitchen cabinets, a sink perfectly placed under a window with views of the rear garden and an electric range with contemporary black hood. The double doors could be thrown open during the Summer months to extend dining opportunities onto the patio and extend the space even further. Directly off the kitchen is a useful utility room with plumbing for a washing machine, extra work top space, room for additional fridge/freezers and tumble dryer and a door to the side access.

On the first floor there are two double bedrooms, a family bathroom and generous landing space currently set up with a chair and shelving for listening to music or reading a book. A desk could be placed here for those required to work from home. The Second bedroom has an attractive bay window and alcove areas for bedroom furniture. The Third bedroom is also a good sized double with a window overlooking views of the garden and a small feature fireplace with tile surround. The family bathroom has a large walk in shower, pedestal basin, chrome towel rail radiator and window for extra light and ventilation. There is a separate WC next door.

The second floor is an extremely spacious Master bedroom set within the eaves of the property. It enjoys a window with views of the rear garden and the countryside beyond and an en-suite with modern fitted white suite of: bath, wall mounted basin with drawers, toilet and towel rail radiator in striking black.

Garden & Parking

The extensive garden area at Trenwith is in two parts. Part one: is laid mainly to lawn and is currently a blank canvas to any new purchasers. It could be utilised as a vegetable garden and is even large enough to hold a poly tunnel and/or greenhouse. Part two: is very much an area for socialisation, rest and play with many patio areas for dining or lounging. There is an open fronted timber gazebo which currently houses a hot tub and seating for relaxation despite the rain and a purpose built timber cabin currently set up with a bar and TV. This area would host any great party or family celebration from the delights of your own private back garden.

The driveway to the front of the property is laid to tarmac to allow parking for up to three vehicles.

Services

Herefordshire Council Tax Band D

Tenure: Freehold

All mains services connected to the property.

Broadband

Broadband type Highest available download speed Highest available upload speed Availability

Standard 16 Mbps 1 Mbps Good

Superfast 76 Mbps 18 Mbps Good

Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Full Fibre, Openreach

Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

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

Indoor Mobile Coverage

Provider Voice Data

EE Limited Limited

Three Likely Likely

O2 Limited Limited

Vodafone Limited Limited

Source: Ofcom Mobile Checker

Location

The property is situated in a popular mature residential area within walking distance from the centre of Leominster. Leominster 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.

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.

What3words

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Agent's Note

Please note that planning was approved in 2019 for: Proposed second storey extension to rear of property for bedroom with gable to rear over half of kitchen below.

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193561&search-term=Trenwith%20Hereford%20Road,%20Leominster%20HR6%208JU

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

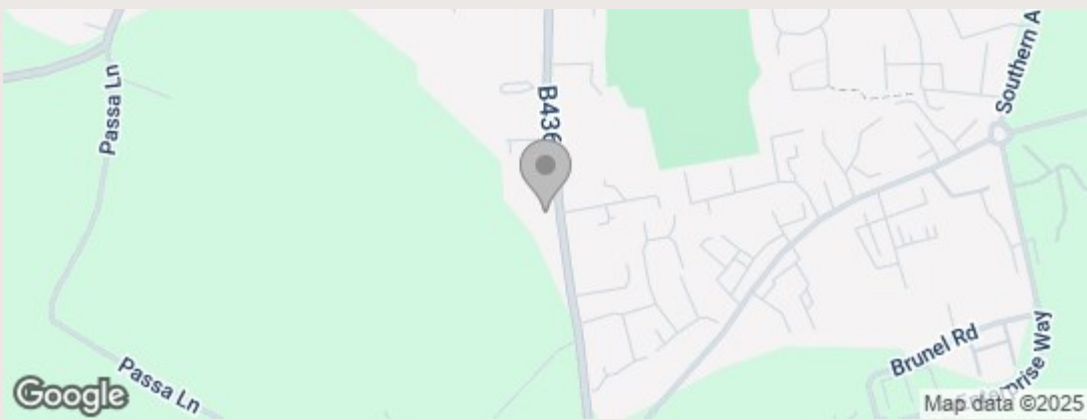


We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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.

Directions

From our office, proceed along the High Street, into South Street, continue heading south onto Hereford Road where the property can be found on the right hand side.

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