



Outlands 21, Barons Cross Rd, Leominster, HR6 8RL
Price £350,000

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LAND & NEW HOMES

Outlands 21 Barons Cross Rd Leominster

We offer for sale WITH NO ONWARD CHAIN this super 1930s family home that has been lovingly cared for by the current vendors who have been at the property for over thirty years and have created the most exquisite gardens. Outlands is positioned on the periphery of the popular market town of Leominster within walking distance of amenities and enjoys generous off road parking plus garaging. Please call 01568 610310 to arrange a viewing.

- DETACHED 1930S HOME
- THREE BEDROOMS
- ENCLOSED LANDSCAPED REAR GARDEN
- GARAGE & GENEROUS DRIVEWAY PARKING
- LEOMINSTER TOWN LOCATION
- BEEN IN THE SAME HANDS FOR OVER THIRTY YEARS
- POTENTIAL FOR EXTENSION STPP
- NO ONWARD CHAIN

Material Information

Price £350,000

Tenure: Freehold

Local Authority: Herefordshire

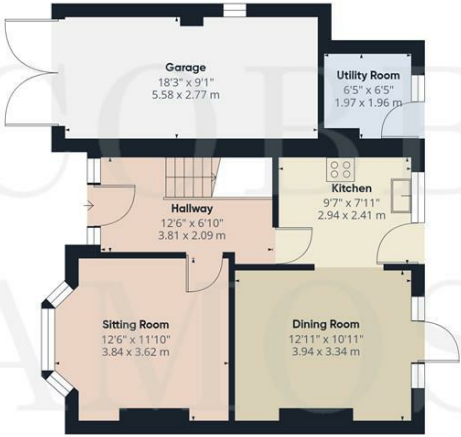
Council Tax: D

EPC: D (63)

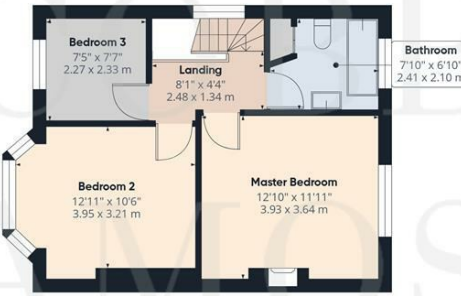
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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



Ground Floor



Floor 1



Approximate total area^m
1091 ft²
101.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

The street frontage of this prominent 1930's detached property is bounded by stone walling and vibrant borders. The home is set back proudly and approached via a substantial driveway to a 1930s jettied porch. The property boasts double glazing and gas central heating and has accommodation comprising; entrance hall, sitting room, dining room, kitchen, utility room, three bedrooms and a bathroom room. In addition there is a good sized garage off the driveway and attractive rear gardens.

Property Description

Entry begins into a good sized entrance hallway with opportunities for storing hats, coats and outdoor footwear and stairs to the first floor. To the right is a sitting room of square proportion with bay window, gas fire with 1930s style wood surround, picture rails and wooden flooring. The same flooring echoes through the entire ground floor. To the rear of the property and enjoying access onto the stunning gardens is the kitchen and dining area. The kitchen has a range of wall and floor units and a door leading out onto a patio space. There is an electric oven and gas hob top, induction hood and integrated fridge. Adjoining the kitchen and accessed through an arch opening is the dining room. This lovely space has a door leading to a patio area for Summer dining and affords the room much light. There is a fireplace currently unused and picture railing adding character. There is a utility room to complete the ground floor that is accessed from the rear patio area and sits behind the garage. It has housing for a washing machine and fridge/freezer and a range of cupboards for storage.

On the first floor are three bedrooms and a family bathroom. The master bedroom is a good sized double with rear aspect, wooden flooring, 1930s style tiled fireplace, picture railing and room for a selection of bedroom furniture. Bedroom two has front aspect, wooden flooring, feature bay window and space for a range of bedroom furniture. Bedroom three is a single with front aspect and would lend itself to being a dressing room or study area if required. The family bathroom has a bath with shower over, traditional hand basin, WC, window out and airing cupboard which house the boiler.

Garden

The gardens at Outlands are truly exquisite and clearly reflect a lifelong passion of the vendors who have been at the property for over thirty years. There is much to sing about: feature pond, mature trees of great interest and impact, areas of well tended lawn, established seating areas for moments of reflection, stone framed borders overflowing with bright and cheerful cottage style planting, garden shed for storage needs, patio with various levels, feature steps and sunken bistro dining options, all framed within a secure boundary of fence panels and mature hedging. A true delight!

Garage & Parking

There is a single garage adjoining the property with double door access to the front. There is power and lighting. There is ample driveway parking for several vehicles and the entrance can be gated.

Services

Mains electric, gas, water and septic tank drainage.
Herefordshire Council Tax Band D
Tenure: Freehold

Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	17 Mbps	1 Mbps	Good
Superfast	70 Mbps	20 Mbps	Good
Ultrafast	2300 Mbps	2300 Mbps	Good

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

Outdoor & Indoor Coverage

Please follow the link below taken from Ofcom Mobile Checker:

<https://www.ofcom.org.uk/mobile-coverage-checker>

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.

What3words

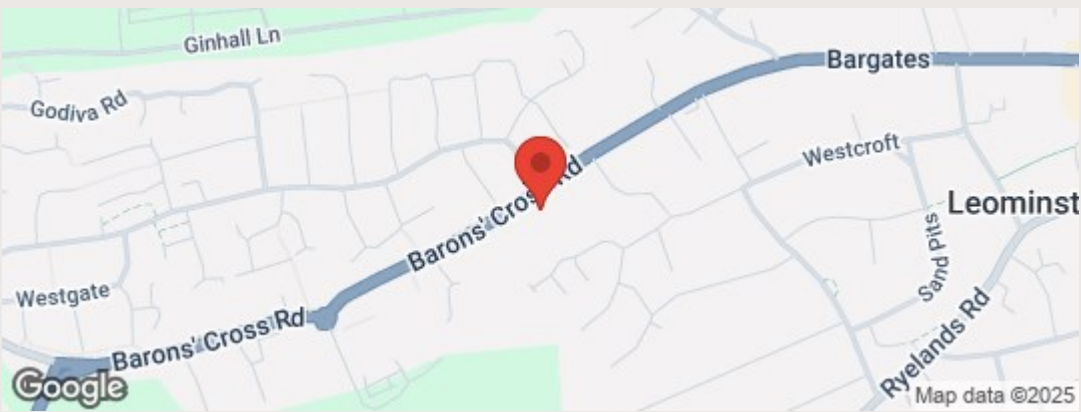
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Agent's Note

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 £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From Leominster town centre, proceed west on the A44 Bargates Road leading onto the Barons Cross road. Outlands can be found on the left hand side before Morrisons as indicated by our for sale board.



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