



Rosslyn, Green Lane, Leominster, HR6 8QN
Price £350,000

Rosslyn, Green Lane Leominster

We offer for sale WITH NO ONWARD CHAIN this spacious semi-detached three double bedroom townhouse boasting off road parking, garaging, mature gardens and sought after positioning in Green Lane, Leominster. Although presented in good condition there is enormous scope here for creating an exciting family home STPP. Early viewing is advised.

- CHAIN FREE
- THREE DOUBLE BEDROOMS
- DRIVEWAY PARKING
- SOUGHT AFTER LOCATION
- WITHIN WALKING DISTANCE OF AMENITIES
- GARAGE
- GENEROUS REAR GARDEN
- SCOPE FOR EXTENSION STPP

Material Information

Price £350,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: D (61)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	75 C
39-54	E		
21-38	F		
1-20	G		

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

This handsome home sitting proudly along the popular Green Lane offers the following accommodation: porch, entrance hall, sitting room, dining room/second reception room, kitchen/breakfast room, utility, three double bedroom, family bathroom and airing cupboard. Rosslyn has a shared driveway approach with shared parking area to the front of the property, useful garaging and good sized front and rear gardens.

Property Description

Entry begins into a porch leading into a light and airy entrance hall with parquet flooring and stairs to the first floor. There is a generous amount of room for the hanging of coats and hats alongside a window of side elevation with stained glass detailing. The staircase has attractive wooden spindles and an oak hand rail with oak pillar plinth. To the right is a sitting room with front aspect and square proportion. There is an open fire with wooden surround and alcove shelving. To the rear of the entrance hall and behind the sitting room is a second sitting room that would make a super dining room. It enjoys a door with large glazed panels that floods the room with light and brings the 'outside in'. The ceilings are tall which adds a certain elegance to this space. There is a gas fire for those cooler Winter evenings and some shelving to the alcoves. Spanning the remainder of the back elevation is the kitchen and breakfast room. There are three windows looking out onto the garden where a breakfast table could be placed and a range of wall and floor units with electric oven and gas hob top and integrated fridge. The scope here is plentiful should you wish to extend subject to the relevant planning permissions to engage more with the garden. Adjoining is a utility room with additional wall and floor cupboards, housing for a washing machine and additional fridge/freezer and doors to the front and rear.

To the first floor are three double bedrooms and a family bathroom. The master bedroom has rear aspect and views of trees and the garden. The room is a generous 165 ft squared and benefits from having built in cupboards. Bedroom two has front aspect with a generous amount of built in cupboards and equates to being a good sized double. Bedroom three is also a good sized double with lovely mature views of the garden and useful built in storage. The family bathroom has a bath with shower over, hand basin with modern vanity housing, WC and a window out for added ventilation and light. There is a large airing cupboard on this floor which houses the boiler and several shelves.

Garden

The front garden is mainly laid to lawn with mature trees, shrubs and hedging boundary.

The rear garden is laid to lawn with designated pathways immediately adjoining the rear of the home. Beyond the lawned area are sections of paving with trellis frames, stone walling, fruit trees, garden shed and graveled sections all within a boundary of mature trees and hedging.

Garage & parking

There is a generously sized garage of brick construction with double wooden doors and a flat roof. There is a shared driveway with room for several vehicles to park to the front of the property.

Services

All mains services connected
Gas central heating
Tenure: Freehold
Herefordshire Council tax Band D

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 16 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps Good

Networks in your area - Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile 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

What3words:///enforced.laugh.slaying

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 the Leominster office follow the A44 onto Green Lane. Carry on along Green Lane and before you get to the turning for Radnor View the property can be found on your left hand side.



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