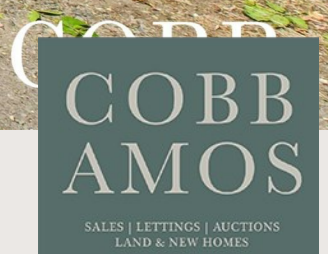




15, Green Elms, Leominster, HR6 9BL  
Price £200,000





15 Green Elms  
Leominster

Three bedroom mid terrace property in popular Eardisland in need of modernisation. Offered for sale with no vendor chain involved. There is parking for two vehicles to the front and private garden to the rear. Early viewing considered essential.

- CHAIN FREE
- THREE BEDROOM MID TERRACE HOME
- REQUIRES MODERNISATION
- CUL DE SAC LOCATION
- GARDEN TO REAR
- SOUGHT AFTER VILLAGE
- WALKING DISTANCE TO LOCAL AMENITIES
- RURAL WALKS FROM THE DOORSTEP
- DOVECOTE VILLAGE SHOP
- TEA ROOM NEARBY

## Material Information

**Price** £200,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax: B**

EPC: D (64)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

# Introduction

This mid terraced property is located in the popular and sought after village of Eardisland and within easy reach of local amenities and countryside. Requiring modernisation throughout, this attractive proposition offers scope for the new owner to make their own mark on their new home. No vendor chain involved.

## Property Description

Entry begins into an entry hallway with stairs to the first floor and space for the hanging of coats. To the right is a good sized sitting/dining room with windows to the front and rear. There is a fireplace at centre point which is currently blocked off. To the left of the stairs is a kitchen with potential dining area. Currently, the kitchen has plumbing for a washing machine, housing for an electric oven and dishwasher, sink, a selection of wall and floor cupboards, some worktop and room for an American sized fridge freezer. Potentially, the room is a good size and with the necessary alterations could become a kitchen/diner with pantry facility and useful door out to the secure rear garden.

On the first floor are three bedrooms, a bathroom and a separate WC. Bedroom one is a good sized double with storage cupboard, front aspect and room for an assortment of bedroom furniture. Bedroom two has rear aspect, is a double with good sized storage cupboard and room for the placement of bedroom furniture. Bedroom three is currently set up as a study with storage facility but could become a single bedroom with front aspect. The bathroom has a bath with shower over, hand basin and window out. There is a separate WC next door.

## Garden

The rear garden is private with areas of timber decking, gravel and paving slabs. There is a shed for storage. The garden is a blank canvas for landscaping as the buyer wishes.

## Parking

There is driveway parking for two vehicles to the front of the property.

## Services

Mains electric, gas, water and drainage.

Tenure: Freehold

Herefordshire Council Tax Band B

# Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Asymmetric DSL	Up to 24.3 Mbps	Up to 3.5 Mbps	Available in most areas
Symmetric DSL	Up to 24.3 Mbps	Up to 24.3 Mbps	Available in some areas
Cable	Up to 38 Mbps	Up to 10 Mbps	Available in most areas
Digital subscriber line (DSL)	Up to 24.3 Mbps	Up to 3.5 Mbps	Available in most areas
Fiber-optic	Up to 100 Gbps	Up to 100 Gbps	Available in some areas
Powerline	Up to 200 Mbps	Up to 200 Mbps	Available in some areas
Satellite	Up to 12 Mbps	Up to 3 Mbps	Available in most areas
Terrestrial microwave	Up to 100 Mbps	Up to 100 Mbps	Available in some areas
Unmanned aircraft system (UAS)	Up to 100 Mbps	Up to 100 Mbps	Available in some areas
Wireless	Up to 100 Mbps	Up to 100 Mbps	Available in some areas

Standard 5 Mbps 0.6 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 1000 Mbps Good

## Networks in your area - Gigaclear, 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 sought after black and white village of Eardisland is situated on the River Arrow and offers two public houses, community shop, church and school bus service. The highly rated Kingsland primary school is under three miles away and the popular market town of Leominster which offers a further range of amenities including supermarkets, leisure facilities and good road and rail links is just five miles distance.

# What3words

What3words:///trickled.fever.newly

## 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.

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

On entering Eardisland from Leominster direction cross the bridge, pass The Cross Public House and take a turning on your right to Green Elms cul de sac. Take the first left and the property is on the right.

