



# SAMUEL WOOD



## 16 Hanbury Green

Shobdon, Leominster, Herefordshire, HR6 9NS

£850 PCM



Attractive 2-bed end-terrace barn conversion with woodburner, luxury bathroom, fitted kitchen, rear garden and garage. Village with amenities.



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- Delightful character two bedroom barn conversion
- Tucked away position in village centre
- Garage and parking
- Enclosed garden
- Electric heating, wood burner and double glazing
- Modern kitchen and bathrooms
- Viewing highly recommended

This attractive and much improved two bedroom end terrace barn conversion has well presented interior including: spacious dining hallway with archway through into a fitted kitchen with wood block works surfaces, sitting room with engineered oak floor and a woodburning stove, rear porch out into the rear garden, first floor landing having two bedrooms and a luxurious bathroom. The property also has a benefit of a garage. Available unfurnished.

Shobdon is a well serviced village with facilities that include junior school, shop, pub, Church and active community.

Services: We understand that the property has Mains electric, Mains water and drainage. Modern electric heating and wood burning stove. Windows are upvc double glazed.

Broadband Speed: Basic 4 Mbps, Superfast 55 Mbps, Ultrafast 1000 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Herefordshire Council, 01432 260000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.

## Area Map



Total floor area: 72.8 sq.m. (784 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertyline.co](http://www.propertyline.co)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

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