

147A, Bargates, Leominster, HR6 8QT
Price £380,000

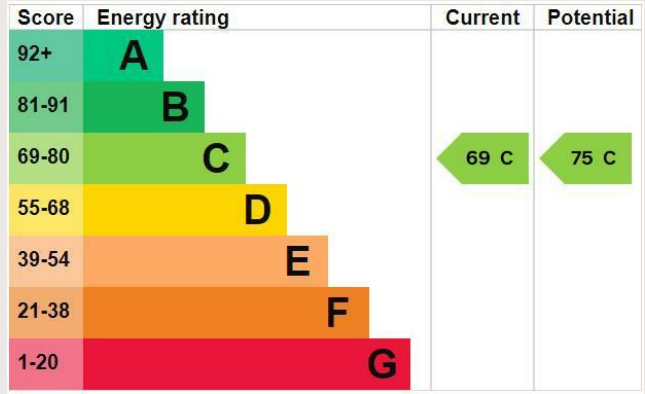
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147A Bargates
Leominster

147A Bargates is a beautifully presented, detached, four bedroom, two bathroom, family home which is located in the popular market town of Leominster. The property boasts a super kitchen/dining/sitting room, formal sitting room, four bedrooms, an enclosed rear garden, off road parking with EV charging point, uPVC double glazed sash windows and gas heating. Viewing is recommended to fully appreciate the property and what it has to offer.

- DETACHED FAMILY HOME
- IMMACULATE CONDITION
- OPEN PLAN KITCHEN/DINING ROOM
- FOUR BEDROOMS, ONE EN-SUITE
- ENCLOSED REAR GARDEN
- GARDEN SHED
- OFF ROAD PARKING WITH ELECTRIC CHARGING POINT
- LEOMINSTER TOWN CENTRE LOCATION

Material Information
Price £380,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: C (69)
For more material information visit www.cobbamos.com



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
Situated within the market town of Leominster is this detached family home. The well appointed accommodation is over three floors and comprises; entrance hall, kitchen/dining/sitting room, cloakroom, linen cupboard, formal sitting room, master bedroom with en-suite, family bathroom and three further bedrooms.

Property Description
Entry begins into an entrance hallway with stairs to the first floor and access leading to a super open plan kitchen/dining/sitting room, linen cupboard, cloakroom and sizeable under-stair cupboard. The cloakroom has a wall hung hand-basin, WC and window to the side.
The kitchen/dining/sitting room is a great entertaining/family space with both front and rear aspect making the space bright and airy. The dining/sitting section has room for both a six-seater table and chairs and a sofa and there is a useful in-built cupboard. The kitchen has a modern range of wall and floor cupboards with matching central island, housing for an electric range cooker, ceramic sink and integrated dishwasher. Housing for a washing machine and dryer stack has been cleverly fitted into a built-in cupboard within the kitchen and a door leads out onto a patio area for alfresco dining.
On the first floor is the master bedroom with en-suite and formal sitting room. The sitting room is a bright and welcoming room with two upvc double glazed sash windows offering front aspect. It boasts a gas fire and a sizeable cupboard tucked into the staircase for additional storage facility.
The master bedroom is a good sized double with rear garden aspect and built-in wardrobe cupboard. The en-suite has been tastefully styled with shower cubicle, WC, hand-basin, window and attractive tongue and groove paneling.
On the second floor is a light and bright gallery landing with loft hatch, three bedrooms, family bathroom and airing cupboard. Bedroom two is a good sized double with both front and side aspect. Bedroom three is currently laid out as a single bedroom with generous dressing area and front aspect. Bedroom four is currently set up as a home office with garden aspect but could be a double bedroom if otherwise desired. The family bathroom is lit by a velux roof light and is attractively tiled. It boasts a modern P shaped bath with rain head shower over, wall hung hand-basin, WC and chrome towel rail.

Garden & Parking
The property benefits from having off-road parking to the front for three/four vehicles and electric charging point.

There is a secure and private, south facing rear garden with lower tiered patio level for alfresco dining/entertainment and a raised lawned area. On the raised area to the back is a timber shed for garden storage.

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 17 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 2300 Mbps 2300 Mbps Good
Networks in your area - Openreach, Full Fibre
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:///grumble.cuddled.subsets

Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

DIRECTIONS
Leaving the office head for Bargates and the property can be found half way up from the traffic lights on the left hand side.






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