



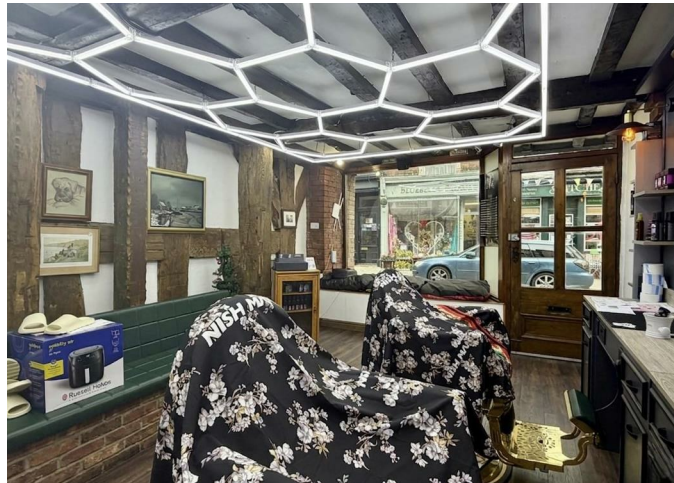
Freehold House and Commercial Shop

2 DRAPERS LANE AND 3 HIGH STREET, LEOMINSTER, HR6 8ND

£199,950

FEATURES

- Mid terrace house set across three floors
- Two double bedrooms
- Attached shop with monthly income!
- Ideal as a home or holiday let!
- Town Centre location
- Sold with no onward chain



2 Bedroom House located in Leominster

2 Drapers Lane

With entrance door leading into the

Entrance Hall

With fitted carpet, window, ceiling light point, cupboard housing the wall mounted fuse box, useful storage space for coats and shoes, wall mounted electric heater, lockable door leading into the shop and down to the cellar, carpeted stairs leading up and door into the

Downstairs Bathroom

A full modern white suite comprising a panelled bath with part tiled surround, double width walk in shower with mains fitment shower head over, vanity wash hand basin, low flush w/c, chrome heated towel rail and double glazed window.

First Floor Landing

With fitted carpet, ceiling light point, carpeted stairs leading to the first floor and doors into

Living Room

A spacious lounge with fitted carpet, three light points, large window overlooking the high street with fitted window seat, an array of exposed beams, electric fireplace, wall mounted electric heater and an array of fitted shelving and tv unit.

Kitchen/Dining Room

A fitted kitchen comprising a range of fitted wall and base units, ample work surface space over and tiled splash backs, stainless steel sink and drainer unit, four ring electric with oven below, under counter space for a fridge, dual aspect windows, a mix of vinyl flooring and carpet, two ceiling light points, wall mounted electric heater and ample space for a dining table.

Second Floor Landing

With fitted carpet, ceiling light point, window, feature exposed beams, useful storage cupboard and doors leading into

Bedroom One with Dressing Area

With fitted carpet, ceiling light point, two double built in wardrobes, airing cupboard housing the hot water cylinder and fitted shelving, feature beams and opening into the spacious double bedroom with fitted carpet, wall mounted electric heater, ceiling light point and window to the front aspect.

Bedroom Two

With fitted carpet, ceiling light points wall light, window overlooking drapers lane, wall mounted electric heater and double built in wardrobe.

Toilet

With low flush w/c, wash hand basin with tiled splash back, window, ceiling light point, fitted carpet and electric panel radiator.

Commercial Space

Accessed from the high street with entrance door opening into the space with light, power, electric heater, bay window to the front, sink with running water. The shop currently has access down to the cellar with use of a toilet.

Utility/Cellar

The cellar is separated into three sections with useful cupboard space, space and plumbing for a washing machine, sink unit, toilet and further storage.

Agents Note

1. Please note the commercial unit is currently let out on a five year business tenancy.
2. There is on-street residents' permit parking available, which we understand costs approximately £30 per annum.

What3words

///domestic.rules.frames

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

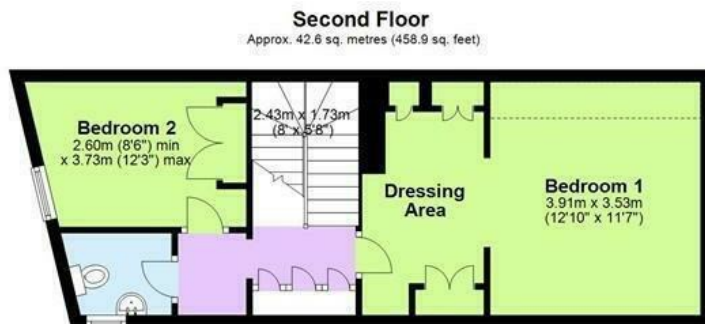
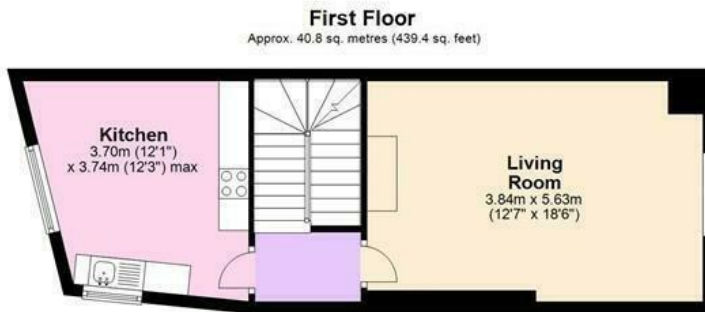
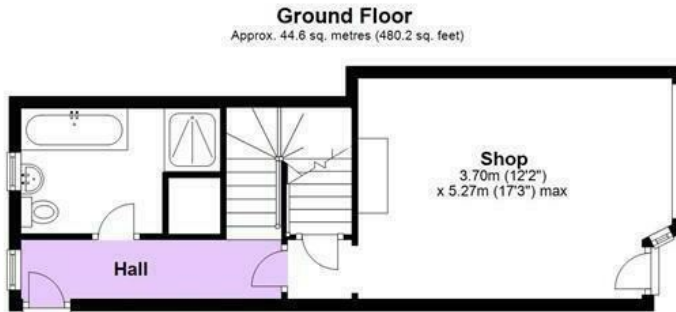
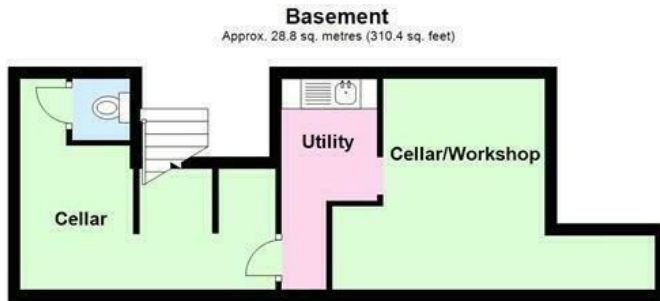
Strictly by appointment through the Agent, Flint & Cook (01885) 488166

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Saturday 9.00 am - 1.00 pm





Total area: approx. 156.9 sq. metres (1688.9 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

