



74, The Meadows, Leominster, HR6 8RE
Guide Price £135,000

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74 The Meadows Leominster

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000 - Chain free semi-detached true bungalow located in a popular residential location within walking distance of Leominster town centre. Ideal opportunity for renovation.

- CHAIN FREE
- SEMI-DETACHED BUNGALOW
- LOCATED IN POPULAR MARKET TOWN OF LEOMINSTER
- WITHIN WALKING DISTANCE OF AMENITIES
- REQUIRES UPDATING
- TWO BEDROOMS
- CONSERVATORY & UTILITY ROOM
- SITTING/DINING ROOM OF GENEROUS PROPORTION
- DRIVEWAY PARKING FOR SEVERAL VEHICLES WITH CARPORT
- PRIVATE REAR GARDEN

Material Information

Guide Price £135,000

Tenure: Freehold

Local Authority: Herefordshire

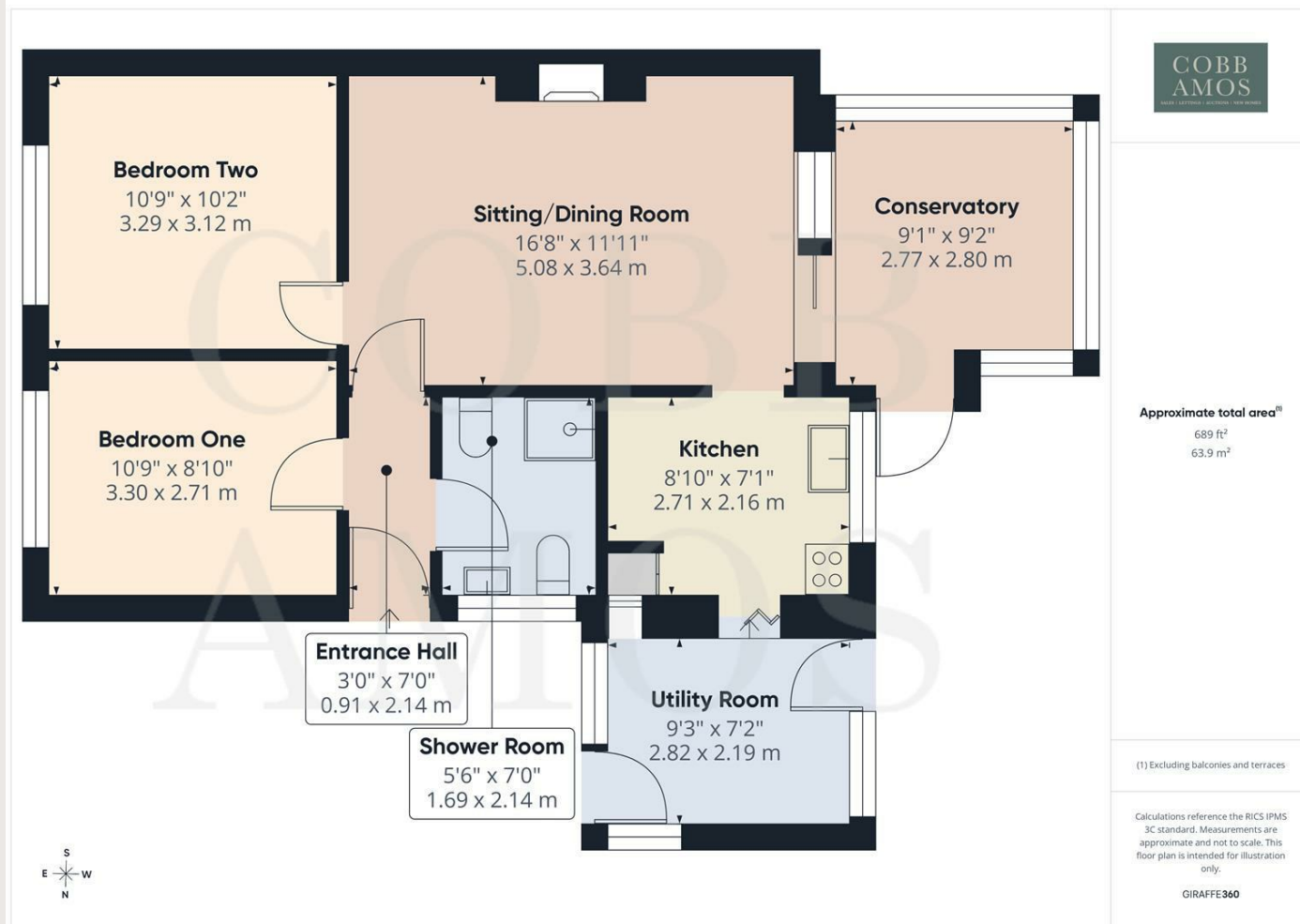
Council Tax: B

EPC: (null)

For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate

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

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with Cobb Amos on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or 'The Auctioneer'. Bids can be made via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

Property Description

Entry begins into an entrance hallway with facility for the hanging of coats and hats. To the right is a shower room with shower cubicle, WC, hand-basin, radiator and window out. To the left is a bedroom with front aspect and built-in cupboard storage. The room is currently set up as a single. Straight ahead of the entrance hallway is access to a sitting/dining room with second bedroom to the left, attached conservatory to the right and also access to the kitchen and utility.
The sitting/dining room is a room of good proportion with central fireplace feature. It opens out into the garden in way of a conservatory with sliding door. The conservatory gives 180 degree views of the rear garden with a backdrop of fields and mature trees/shrubs. Also connected to the sitting/dining room is the second bedroom to the property which has front aspect and allows for a double bed with room for a selection of bedroom furniture.
The kitchen, which again is accessed from the sitting/dining room, enjoys private, garden views. It is equipped with a range of wall and base units, sink with garden view, housing for an oven and pantry cupboard. A concertina door leads into a useful utility room with space for additional kitchen appliances, housing for a washing machine and doors leading to the front and rear of the property.

Garden & Parking

Small garden to the rear with patio area and mature trees and shrubs.

There is driveway parking to the front of the property that leads into an open sided carport. There is parking for several vehicles.

Services

Services TBC
Tenure: Freehold
Herefordshire Council Tax Band B

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 2300 Mbps 2300 Mbps Good
Networks in your area - Full Fibre, 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 property is situated in a mature residential area of Leominster close to the schools and railway station, and within walking distance of the town centre. This is a popular market town and 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:///lengthen.oval.awesome

DIRECTIONS

From New Street, Leominster turn right prior to the traffic lights into Green Lane. Proceed up this road taking the second turning on your right into The Meadows. After a short distance take the first left hand turn and continue along The Meadows where the property is located on the left hand side.



