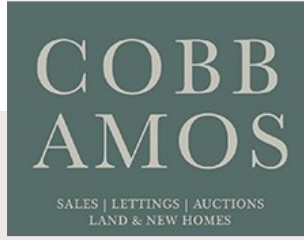




The Printing Works & The Courtyard, Leominster, HR6 8AE
Price £320,000



The Printing Works & The Courtyard Leominster

INVESTMENT OPPORTUNITY TO PURCHASE TWO PROPERTIES - We offer the opportunity to all Investors or those looking to combine both residential living and extra income opportunities (subject to the relevant permissions) to consider the purchase of two unique and interesting properties. The Old Printing Works and The Courtyard are located in the heart of Leominster Market Town and are offered for sale at a highly competitive combined asking price and chain free.

- TWO UNIQUE & INTERESTING PROPERTIES
- POSSIBLE BUSINESS & REVENUE OPPORTUNITIES SUBJECT TO THE RELEVANT PERMISSIONS
- INVESTMENT OPPORTUNITY
- LOCATED IN THE POPULAR MARKET TOWN OF LEOMINSTER
- CHAIN FREE
- COMPETITIVELY PRICED
- TURN KEY CONDITION

Material Information
Price £320,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: A
EPC: (null)
 For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

Ground Floor

- Shower Room: 4'6" x 9'5" (1.37 x 2.88 m)
- Hallway: 4'1" x 5'3" (1.27 x 1.62 m)
- Kitchen/Dining/Sitting Room: 14'6" x 34'7" (4.42 x 10.55 m)
- Bedroom/Home Office: 6'9" x 11'8" (2.07 x 3.56 m)

Approximate total area[®]
 761 ft²
 70.7 m²

Reduced headroom
 79 ft²
 7.3 m²

Floor 1

- Bathroom: 5'0" x 9'5" (2.46 x 2.88 m)
- Landing: 5'10" x 10'9" (1.80 x 3.29 m)
- Bedroom: 9'4" x 13'4" (2.86 x 4.08 m)

Approximate total area[®]
 492.87 ft²
 45.79 m²

Reduced headroom
 27.57 ft²
 2.56 m²

Ground Floor

- Living Room: 12'0" x 22'11" (3.66 x 3.94 m)
- Kitchen: 8'0" x 8'11" (2.38 x 2.72 m)
- Bathroom: 4'0" x 5'3" (1.22 x 1.60 m)
- Bedroom: 10'8" x 12'11" (3.29 x 3.94 m)

Approximate total area[®]
 492.87 ft²
 45.79 m²

Reduced headroom
 27.57 ft²
 2.56 m²

Floor 1

- Galleried Mezzanine: 2'8" x 3'8" (0.81 x 1.13 m)

Approximate total area[®]
 492.87 ft²
 45.79 m²

Reduced headroom
 27.57 ft²
 2.56 m²

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

The Printing Works (25 Etnam Street) is a two bedroom property with one ground-floor bedroom and shower room and a second bedroom set within the eaves of the property with its own bathroom. There is an open plan kitchen/dining/sitting room with French doors leading out onto a courtyard area, all freshly decorated with electric heating and double glazing. The property has been previously let so provides additional income opportunities as well as the opportunity to become an ideal home for its new owner.

The Courtyard (11a School Lane) is a one bedroom property with galleried landing adding extra floor space, ground-floor bathroom, sitting room and kitchen. The property has been tastefully decorated and styled and would lend itself to becoming a Holiday Let/Business opportunity if the proper permissions are sought. Artists/Antique Dealers/Craftsmen-women who are looking for a space to work within a centrally active Market Town may find this property of interest.

The Printing Works, 25 Etnam Street

Entry begins into a small hallway with tiled floor and coir matting, ideal for arriving home when the weather has been unkind. To the left is a shower room with tiled shower cubicle, WC, hand-basin and heated towel rail. Back to the hallway and directly ahead is a welcoming, bright and airy kitchen/dining/living room. The room is lit by an array of dual aspect windows and French doors that lead out onto an attractive and private patio area. The kitchen has a range of modern wall and floor units with electric oven/hob top, sink under a window and housing for a washing machine. There is space at the end of the unit run for a tall fridge/freezer and further storage is provided by an under-stair cupboard. The remaining space has plenty of room for a dining table, chairs and comfortable seating and benefits from having a wall hung electric fire for those cooler, winter evenings. Accessed from here is a ground-floor bedroom with rear aspect that could lend itself to also becoming a home office or separate snug/hobby space if otherwise desired. Also accessed from the kitchen/dining/living room is an oak staircase that rises to the first floor where we find a galleried landing, second bedroom and bathroom.

The galleried landing is well lit by two velux roof lights and has a good sized built in cupboard for storage. Bedroom one has rear aspect and also benefits from having a built in cupboard for storage. The bathroom on the other side of the landing has a full sized curved bath with corner taps, WC, hand-basin and heated towel rail.

The current vendors have lovingly restored the garden to create an attractive area for dining or bench seating. They have used areas of gravel with paving slabs, pergola and mature planting to create a very pleasant space to sit and relax or entertain with friends or family particularly with the addition of the French doors that allow seamless flow between the indoors and outside. The area is enclosed by red brick walling and cottage style, picket fencing making it secure and private.

There is a garden shed for the storage of gardening items or bike/outdoor gear.

Access to the property via Etnam Street public car park is via a licence issued by Leominster Town Council
Mains water, electric and drainage
Electric Heating
Tenure: Freehold
Herefordshire Council Tax Band B

The Courtyard, 11a School Lane

From the private courtyard garden into a light and airy living room with a vaulted ceiling and character beams. Off the living room to the right is the kitchen, which is fitted with an built-in hob and oven, as well as a stainless steel sink and spaces for a fridge and a washing machine. Also off the living room is the bedroom area, which benefits from several windows and a galleried mezzanine, ideal as an office or reading area perhaps. Off the bedroom is the bathroom, which has a three piece suite comprising bath with shower over, wash hand basin and wc.

Private enclosed courtyard garden with patio area and room for pot plants.

There is a right of access for The Printing Works through the garden of the property to give access to School Lane.
EPC rating E
Herefordshire Council Tax Band A
Tenure: Freehold
Electric Heating
Mains water and drainage

Broadband

The Printing Works:
Broadband type Highest available download speed Highest available upload speed Availability
Standard 18 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

The Courtyard:
Broadband type Highest available download speed Highest available upload speed Availability
Standard 18 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Openreach, Full Fibre
Source: Ofcom Broadband Checker

Outdoor & Indoor Mobile Coverage

The Printing Works:
Please follow the link below taken from Ofcom Mobile Checker:
<https://www.ofcom.org.uk/mobile-coverage-checker>

The Courtyard:
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

The Printing Works: What3words:///irritate.mandates.burns
The Courtyard: What3words:///voters.units.decoded

Agent's Notes

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.

DIRECTIONS

The Printing Works: What3words:///irritate.mandates.burns. Accessed from top end of Etnam Street Car Park via blue gates. The Courtyard: What3words:///voters.units.decoded. Accessed via School Lane through blue gate marked 11a.





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