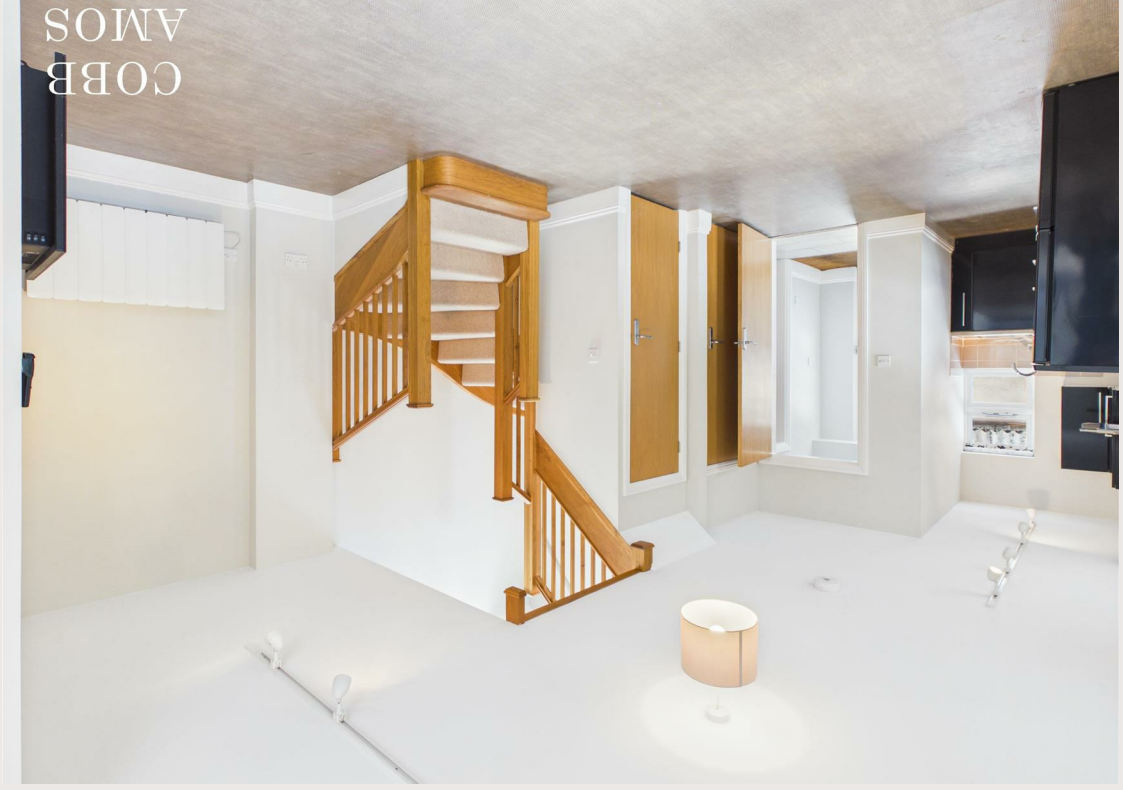
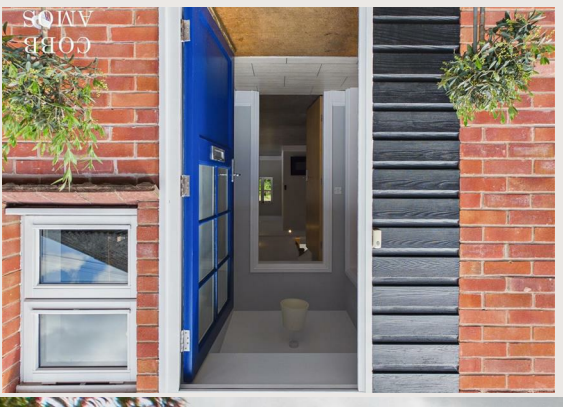
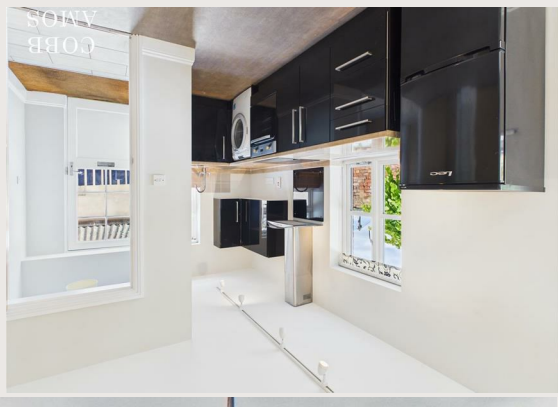






25, Etnam Street, Leominster, HR6 8AE
Price £195,000

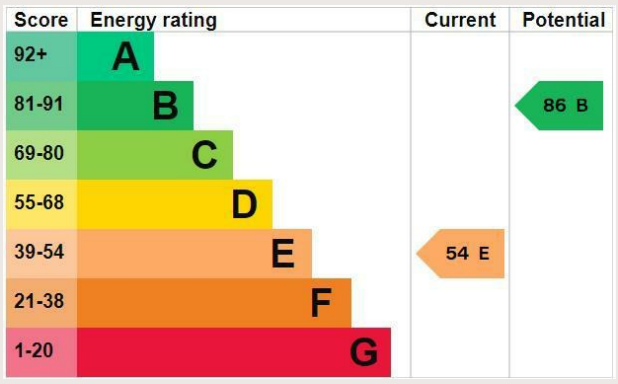
COBB AMOS
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

25 Etnam Street
Leominster

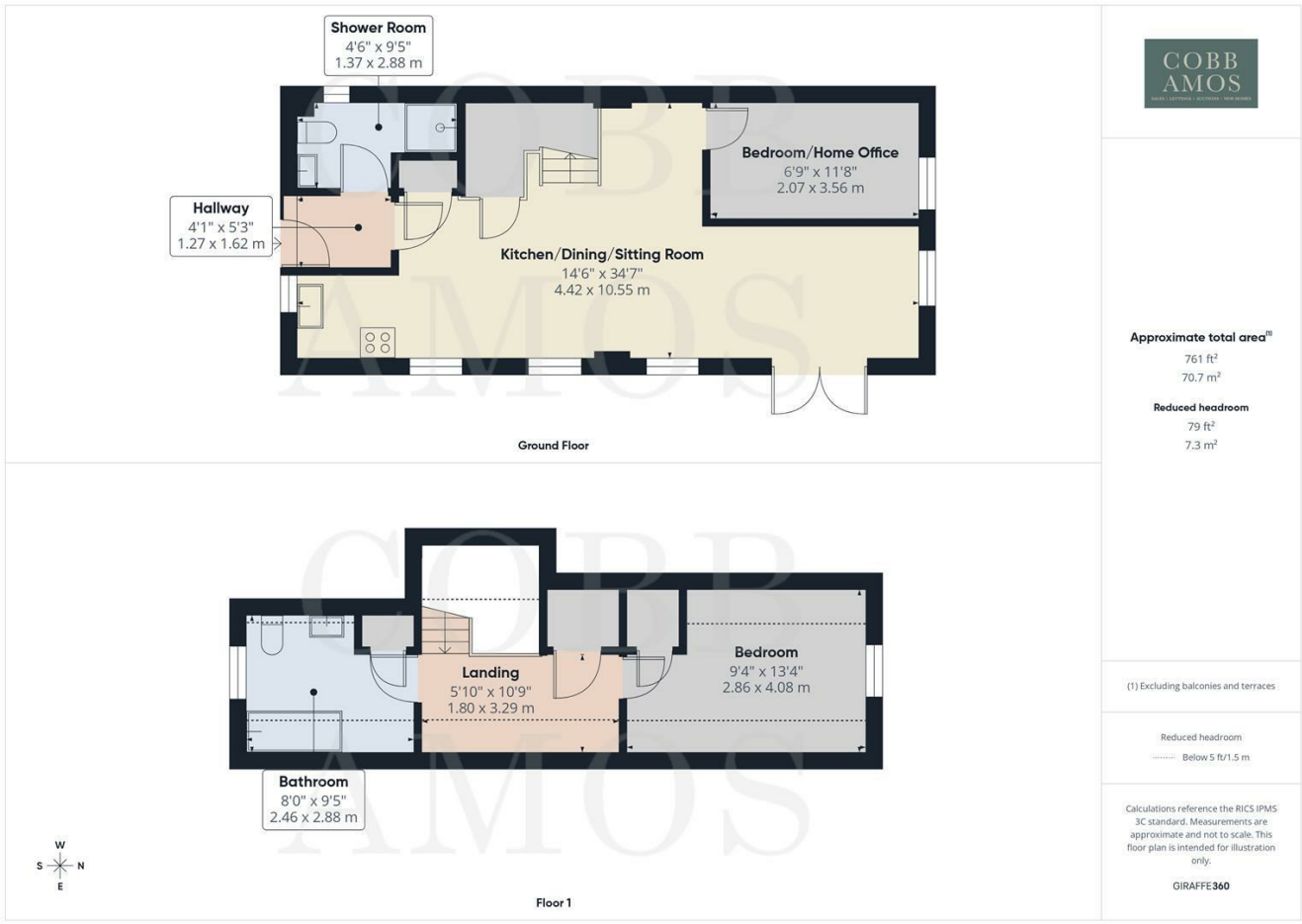
We are delighted to offer for sale, with CHAIN FREE status; The Printing Works which once played an important part in Leominster's historical past. The current vendors have lovingly created a detached, two bedroom home that is centrally located for quick access to amenities but also tucked away to offer privacy and the comfort of modern living. The walled garden is a delight and the home has received a complete re-decoration throughout to offer attractive 'turn key' condition. We highly recommend calling the Leominster Office today on 01568 610310 to arrange a viewing before this unique property is snapped up.

- CHAIN FREE
- NEWLY DECORATED THROUGHOUT
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- GROUND FLOOR BEDROOM & SHOWER ROOM
- TWO BEDROOMS AND BATHROOM
- GALLERIED LANDING
- BRIGHT & AIRY LIVING ACCOMODATION
- CENTRALLY LOCATED OFF CORN SQUARE
- PRIVATE WALLED GARDEN
- HISTORIC PROMINENCE

Material Information
Price £195,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: B
EPC: E (54)
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
25 Etnam Street is a unique and special, historical property that has been prepared for the future with double glazing, electric heating, modern electrics and quality fittings. The two bedrooms (one ground-floor), shower room, bathroom, open plan kitchen/dining/living room with patio doors and impressive walled garden are ready to view and we are sure it will delight any First Time Buyers, Investors or those looking to downsize.

Property Description
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.

Garden
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.

Services
Mains water, electric and drainage
Electric Heating
Tenure: Freehold
Herefordshire Council Tax Band B

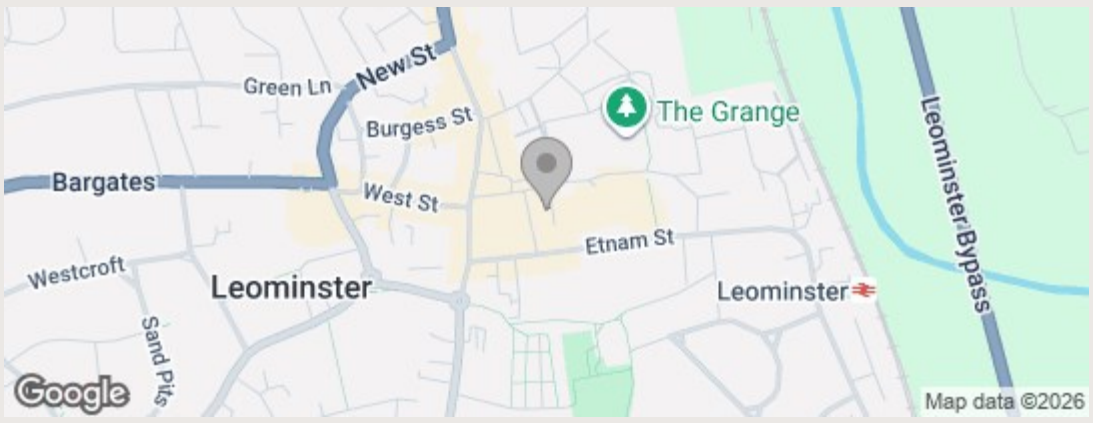
Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 18 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 2300 Mbps 2300 Mbps Good
Networks in your area - Openreach, Full Fibre
Source: Ofcom Mobile Checker

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:///irritate.mandates.burns

Agent's Note
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.

Agent's Note
Access to the property via Etnam Street public car park is via a licence issued by Leominster Town Council

Directions
From the Leominster office walk down Draper's Lane until you reach Corn Square. Head for Coffee Number One and take the pedestrianised alleyway to its right called School Lane. The access to the property is via a blue gate on the left hand side about half way down, (numbered 11a).