

12 MORTIMER CLOSE

£165,000



“A newly-revamped apartment in a great location”

Leominster, Herefordshire

12 Mortimer Close is a meticulously renovated first-floor apartment. The property has been updated with a modern vision, featuring underfloor insulation, creative decor, and a stunning new kitchen and shower room - and sits in a great location, with Leominster's amenities just an easy walk away.

- First floor apartment
- 2 bedrooms
- No onward chain
- Allocated off road parking
- Outdoor storage
- Garden



The accommodation is accessed via a new glazed door leading to a reception hall with ample space for coats and shoes.

The inner hallway leads to a contemporary kitchen equipped with integrated appliances, generous worktop space for food preparation, and a large cupboard suitable for use as a walk-in larder.

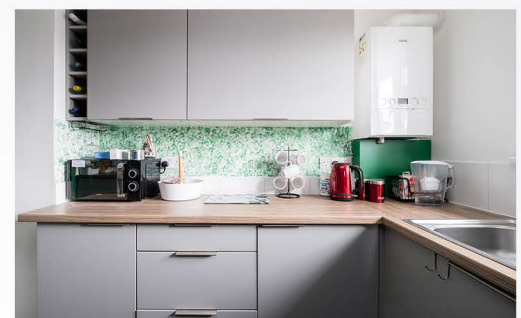
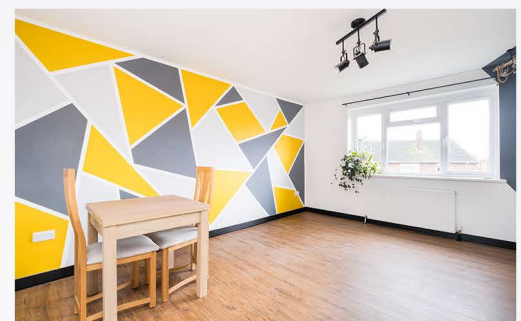
The sitting/dining room is bright, with a large window overlooking the front aspect. There are two spacious double bedrooms, both featuring stylish, space-saving sliding doors; one bedroom has a built-in storage cupboard.

The redesigned stylish shower room is finished with tiled flooring and includes a separate shower cubicle, WC, wash hand basin and storage cupboards.

Outside: The property benefits from off-road parking, a side garden, an additional enclosed garden, and two useful outbuildings for outdoor storage.

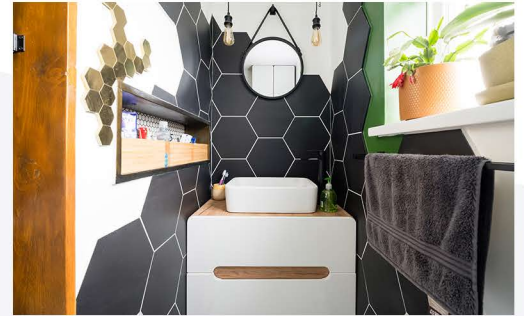
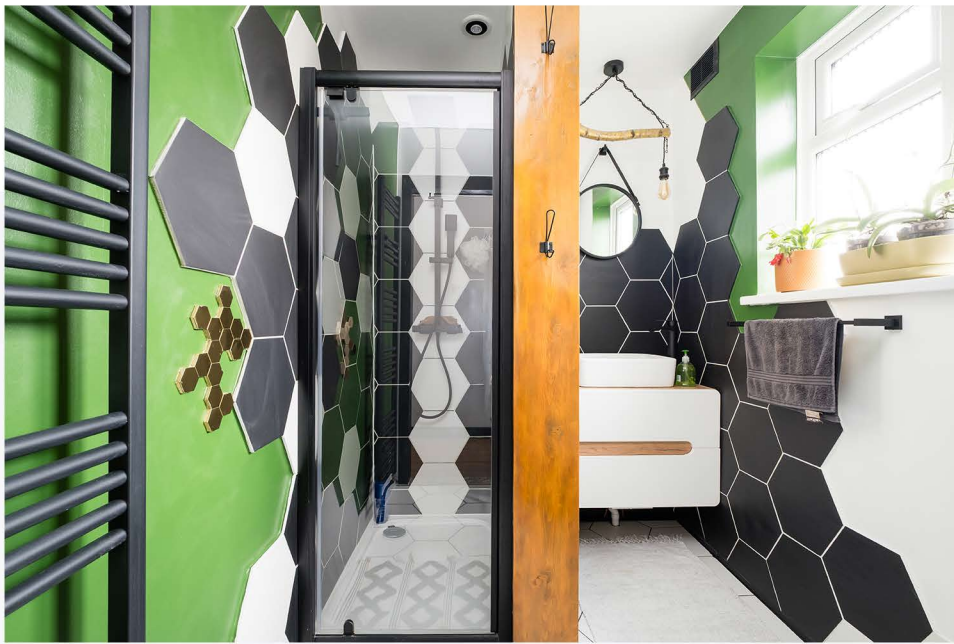
Situated in a great location, near to town, this home is offered with no onward chain.

Area: Mortimer Close occupies a great position in Leominster town, just a short walk away from the heart of the town and its amenities, which include independent shops and cafés, as well as supermarkets, medical services, transport hubs, public houses, restaurants and, of course, Leominster's many antique emporiums for which the town is famous. Bowls enthusiasts are well catered for with the town's Bowls Club nearby.



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.



Directions: Traveling north on the Old Hereford Road (B4361) which turns into South Street, take a left hand turn on to Churchill Avenue, opposite the Leominster Community Hospital. Then take a right on to Gateway Lane, follow the road around to the left as it turns into Mortimer Street. Approximately 50m down (past the Leominster Bowls Club) the pull-in for Mortimer Close will be found on the right hand side. Number 12 will be found on the left of the complex.

At a glance:

- Bedrooms: 2
- Tenure: Leasehold
- Lease start date: 1989; Years remaining: 89
- Council Tax Band*: A
- Heating: Central heating; Gas
- Services: Mains electricity, water, gas and drainage.
- Services charges: £48.68
- Flood Risk: Very low risk***
- Covenants: None known
- Broadband: Yes** (Ultrafast available 2300Mbps)
- Mobile: Yes, coverage available**

* correct as of instruction date

** Source: Ofcom

*** Gov.uk flood risk checker



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