



95 Bargates, Leominster, Herefordshire, HR6 8QS





**95 Bargates  
Leominster  
Herefordshire  
HR6 8QS**

### Summary of Features

- Mid Terrace Town House
- Convenient to Leominster centre
- 3 Bedrooms, 2 Receptions & Cellar
- Attractive south facing gardens

**Offers Over £225,000**

A mid-terrace Victorian town house convenient to Leominster Town Centre. The property is set slightly up from the road and enjoys character accommodation over two floors with useful cellarage and store room. The property is gas central heated and part double glazed and has two Reception Rooms, Kitchen and Bathroom and to the First Floor 3 Bedrooms. A particular feature of the property are its gardens, being of good length and facing south with seating areas and being well stocked and pleasantly private. Ideal as a first purchase or for buyers who appreciate the benefits of living in the town. No on going chain.

#### **Situation:**

Leominster is a Market Town about 14 miles north of Hereford City and well placed also for Shrewsbury. It has good facilities including schooling, shops, etc.

#### **Accommodation:**

##### **Enclosed Porch**

With front door leads to -

##### **Sitting Room**

With open fireplace with timber mantle and surround, double glazed window, exposed floorboards.

##### **Dining Room**

Having fireplace with wood burning stove with lintel beam over, exposed floorboards, alcove shelving, window to rear, radiator and door to cellar.

##### **Kitchen**

Having a range of cottage style units to both base and eye level, solid worktop with inset Belfast style sink, integrated dishwasher, fitted cupboard, plumbing and space for washing machine, wall mounted gas central heating boiler, window, stairs up to first floor and opening through to -

##### **Small Inner Hallway**

With window and door to -

##### **Bathroom**

Comprising a claw and ball foot bath with shower over, pedestal wash hand basin, WC low flush suite, double glazed window and radiator.

##### **First Floor:**

##### **Landing**

With deep storage cupboard.

##### **Bedroom 1**

Having fitted cupboard, double glazed window to rear, radiator.

##### **Bedroom 2**

Having radiator, double glazed window to front.

##### **Bedroom 3**

Having radiator and double glazed window to front.

##### **Cellar**

A two room cellar, one being part converted and provided useful storage.

##### **Outside:**

To the front of the property are steps up to a garden area and front door. A side shared passageway leads to the rear. The rear gardens are a particular feature of the property and are initially paved and form a pleasant seating area, enjoying a southerly aspect. Steps lead up to a long garden which is well stocked with flowers and shrubs as well as trees with areas of lawn, further seating areas and Garden Shed. There is also a dog kennel enclosure at the end of the garden with the old toilet building.

Parking is on road.

##### **Services:**

All mains services, gas, electricity, water and drainage are connected.

##### **Tenure:**

Freehold.

##### **Directions:**

From Leominster Town Centre take the A44, which leads into Bargates, where the property will be seen on the left hand side part way up the hill.

##### **Anti Money Laundering:**

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.









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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	72
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.