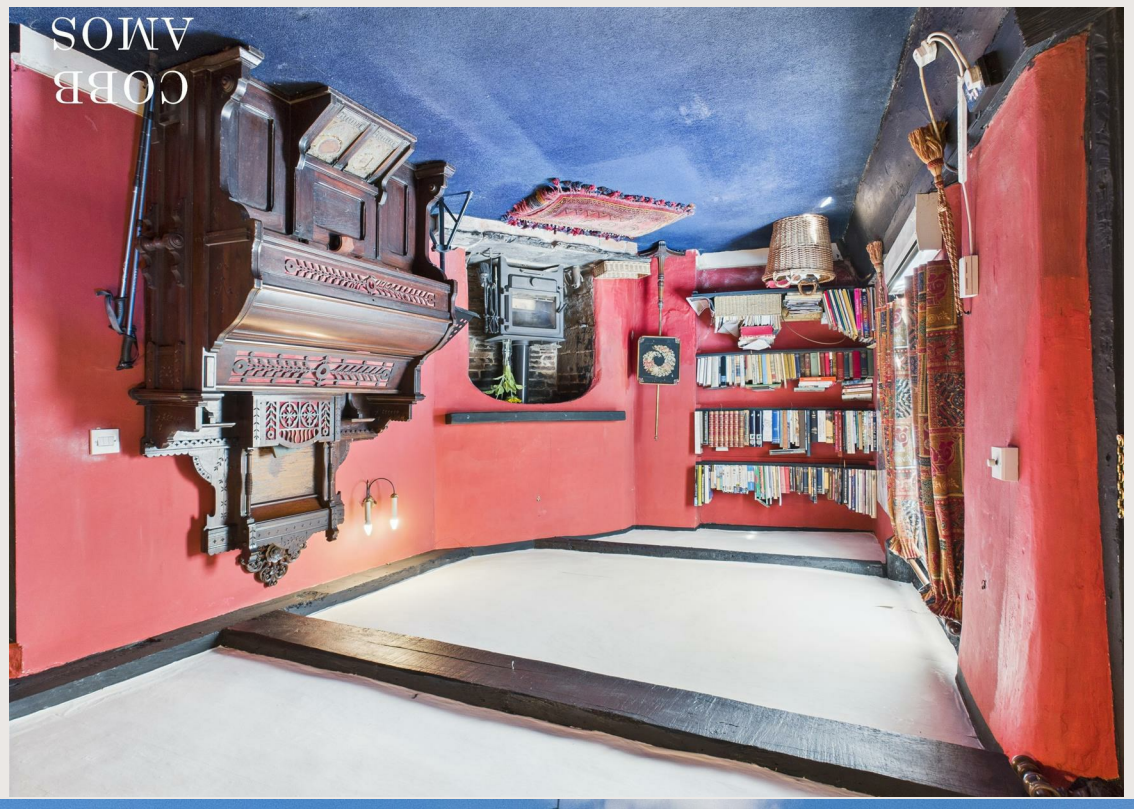
















29, Mill Street, Leominster, HR6 8EB

Price £165,000

COBB AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

29 Mill Street
Leominster

OFFERS INVITED - A wonderful opportunity to purchase a Grade II listed black and white timber framed home in the popular market town of Leominster known for its antique shops, and scenic countryside. This tranquil town is a perfect destination for those seeking to embrace the cultural roots of the Welsh Marches while enjoying a relaxed pace of life. Offered chain free and oozing potential to renovate according to your own personal choices; we highly recommend early viewing.

- GRADE ll LISTED TIMBER FRAMED HOME
- IN THE POPULAR MARKET TOWN OF LEOMINSTER
- SHORT WALK FROM AMENITIES
- STEEPED IN HISTORICAL CHARACTER
- PRIVATE REAR GARDEN
- STORAGE SHEDS
- CHAIN FREE

Material Information
Price £165,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: B
EPC: (null)
For more material information visit www.cobbamos.com

Energy Performance Certificate not required on Listed Buildings

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
This lovely home offers the following accommodation: front reception room, kitchen/breakfast room, three bedrooms and family shower room. There is a generously sized and private rear garden with two sheds.

Property Description
Entry into 29 Mill Street is into a reception room of huge historical character. Exposed beams, timber framing, inset wood-burner with stone hearth, inset shelving and sash windows all create a surprising welcome into this market town property. Also on this floor is a kitchen/breakfast room with a door leading out into the garden. The kitchen has a range of wall and floor units with electric hob top and single oven under, sink with a view of the garden, housing for a washing machine, room for a table and chairs and wooden doors of great detail and historically appropriate for the age of the property.

On the first floor are two bedrooms. Bedroom three has a window with rear aspect, exposed timber framing and in-built cupboards. Bedroom One, which would lend itself to being a master or additional reception room if required, has a front aspect with two in-built cupboards and exposed timber framing.

On the second floor is a bedroom in the eaves and family shower room. The bedroom has front aspect, in-built cupboards and exposed timber framing. The family bathroom has a shower cubicle, hand basin, WC and chrome towel radiator.

Garden
29 Mill Street has a surprisingly big garden with panel fencing marking the boundary and a timber shed at the far end for storage needs. There is also a second shed of corrugated iron construction. The garden has a gravel patio section with ornamental tree for shade and areas of grass and mature planting which is privately screened.

Services
Grade II Listed
Mains electricity, water and drainage.
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 78 Mbps 20 Mbps Good
Ultrafast --Not available --Not available Unlikely

Networks in your area - Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage
Please see the link below taken from Ofcom Mobile Checker

https://www.ofcom.org.uk/mobile-coverage-checker

Location
The property lies only a short walk from the centre of the historic market town of Leominster thus being conveniently located for the town's amenities which include a range of supermarkets, local shops, schools, doctors surgeries and a hospital. There are also regular bus and rail links nearby.

What3words
What3words:///cheeses.behalf.voltage

Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions
From our offices on Broad Street, at the bottom turn right into Bridge Street, at the mini roundabout turn right and the property can be found along Mill Street on the left hand side.

