19 Hereford Road, Leominster, HR6 8JS

Sunderlands
Residential Rural Commercial

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Summary of Features

- End terrace period townhouse
- Extended to rear
- Double glazed, gas central heated and well presented throughout
- 2 beds, long gardens
- No ongoing chain.

Asking Price £180,000

A well presented end terrace Victorian town house set towards the fringes of the town but convenient to all amenities. The property is double glazed, gas central heated and has a cottage feel with exposed floorboards, brick fireplace with wood burner and long well stocked gardens. The property has been enlarged with a rear kitchen and bathroom extension as well as having two reception rooms, useful cellar and two First Floor bedrooms. Ideal as a first purchase.

Situation
Set towards the fringes of Leominster town centre with schooling nearby as well as the shops, leisure and other facilities. There is also a regular bus service into the centre. Accommodation in more detail as follows:

Accommodation

Double Glazed Door
Leads to -

Enclosed Porch
With double glazed window and door through to -

Sitting Room
With radiator, brick fireplace with wood burning stove, exposed wood flooring, double glazed window to front, radiator and door through to -

Dining Room
Having wood flooring, stairs to First Floor, door to cellar, cupboard housing gas central heating boiler, exposed brick fireplace and opening through to inner hallway area with fitted cupboard.

Kitchen
Having a range of base and eye level units with work surface area, stainless steel sink and drainer unit, four ring hob over oven, radiator, double glazed window and door to rear.

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

Cellar
With stairs down from the Dining Room to a single room with light.

From the Dining Room area stairs also lead to the First Floor.

Landing
With doors off to -

Bedroom One
With radiator, double glazed window to front, fitted wardrobes.

Bedroom Two
Having radiator, fitted cupboard, open shelving, and double glazed window to rear.

Outside
To the front of the property is a pillared entrance with path leading to the front door with a small courtyard area enclosed within brick walling and picket fencing. There is a side communal path that leads to the rear of which the neighbour's have a right of way to their property. The rear gardens are initially laid stone chippings with steps down to an area of garden being long and enclosed with fencing with raised planters, various shrubs, an area of lawn and a good sized shed.

Services
All mains, gas, electricity and drainage are connected to the property.

Tenure
Freehold.

Directions:
From Leominster centre proceed along Hereford Road where the property can be seen on the left hand side as denoted by the Agents for sale sign.

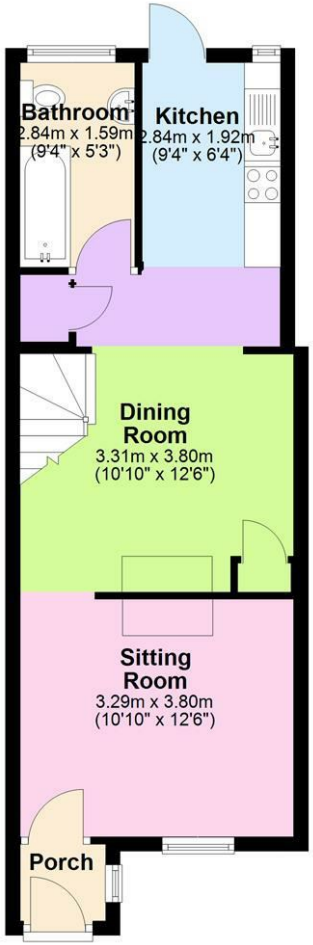
Anti Money Laundering
The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This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

Hotpoint

Sunderlands
Hereford Branch
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk
Hay-on-Wye Branch
3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk
www.sunderlands.co.uk

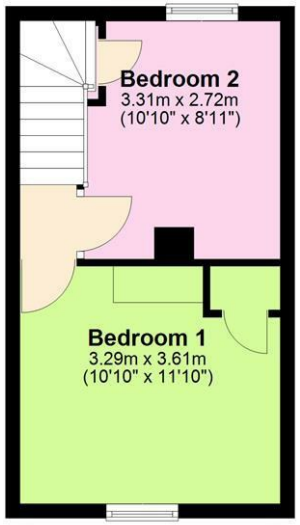
Ground Floor

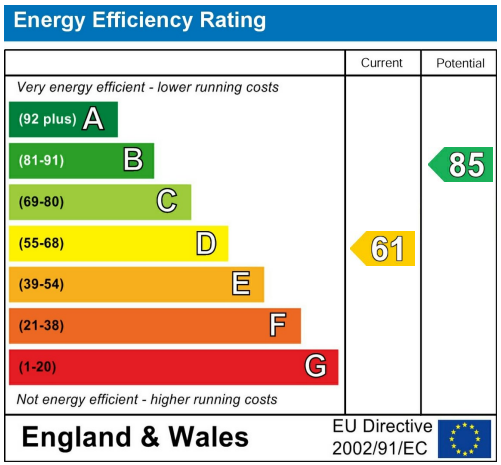
Approx. 41.4 sq. metres (445.9 sq. feet)



First Floor

Approx. 24.2 sq. metres (260.6 sq. feet)





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.