



**6, Beech Terrace, Leominster, HR6 8LW**  
**Price £180,000**

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# 6 Beech Terrace Leominster

Chain free, mid-terrace property in a popular part of Leominster and ideal for First Time Buyers, those looking to downsize or investors. With two bedrooms, shower room, patio doors to a rear garden and parking to the rear, we highly recommend arranging a viewing. Please call 01568 610310 to arrange.

- MID-TERRACE HOME
- DOUBLE GLAZING
- SHOWER ROOM
- PARKING TO THE REAR OF THE PROPERTY
- TWO BEDROOMS
- ENCLOSED PORCH
- EASILY MAINTAINABLE GARDENS
- CLOSE TO TOWN CENTRE
- CHAIN FREE

## Material Information

**Price** £180,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** B

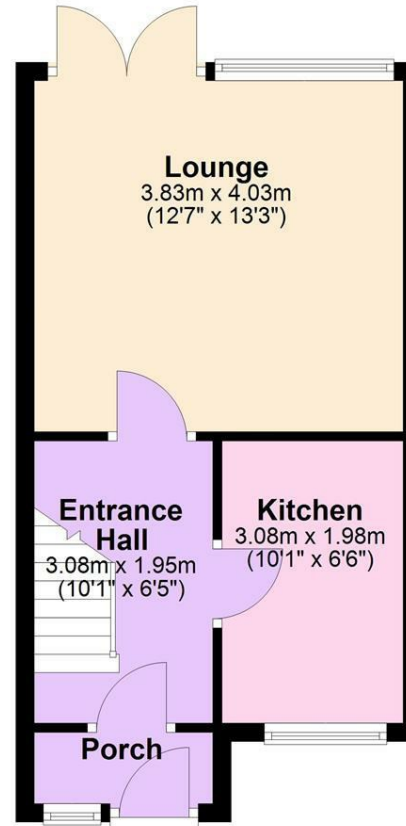
**EPC:** C (72)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

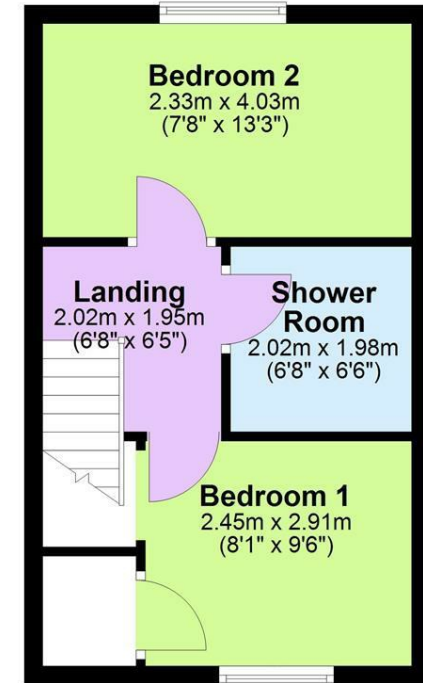
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

## Ground Floor



## First Floor



Total area: approx. 58.1 sq. metres (625.4 sq. feet)

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

Offered for sale with the added benefit of having no vendor chain is this traditional red brick mid-terrace property. Having a popular residential location, the home is just a short walk from the centre of Leominster and its amenities. Double glazing, gas central heating, parking and garden to rear, this is a home not to miss.

## Property Description

Arrival to 6 Beech Terrace is through a metal pedestrian gate and into a small front garden. The garden is enclosed with brick, dwarf walling where bins can be stored or a bench can be placed to watch the world go by. A pathway leads to an enclosed porch ideal for the hanging of coats and the storage of shoes. This then in turn leads into an inner entrance hall with stairs to the first floor. To the right, with front aspect, is a kitchen with inset oven, gas hob top and housing for a washing machine. To the far end of the entrance hall and with rear aspect is a sitting room with electric wall heater, window and patio doors out onto a rear garden. The garden is graveled with some paving stones and would be ideal for the addition of a bistro table and chairs or bench seating.

Adjoining the garden is parking for one vehicle which is accessed behind the property.

To the first floor are two bedrooms and a shower room. Bedroom one is a double with front aspect and large cupboard for storage which is over the stairs. The second bedroom is a good sized double with rear aspect.

Both bedrooms have access to a shower room with shower cubicle and accompanying WC and hand basin.

## Services

Tenure: Freehold  
Herefordshire Council Tax Band B  
Mains electric and water and gas central heating.

## 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 - Full Fibre, Openreach  
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

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## 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.

## DIRECTIONS

From the Cobb Amos Office head out onto South Street. Take the turning for Churchill Avenue opposite Leominster Community Hospital and the property can be found on your left hand side.



