11a, School Lane, Leominster, HR6 8AA
Price £120,000

COBB AMOS
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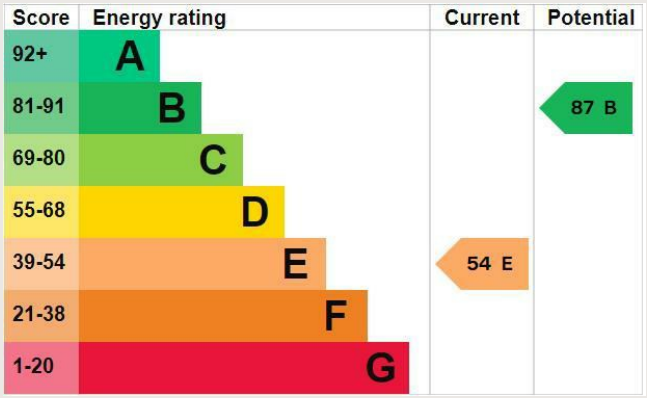
LAND & NEW HOMES

11a School Lane
Leominster

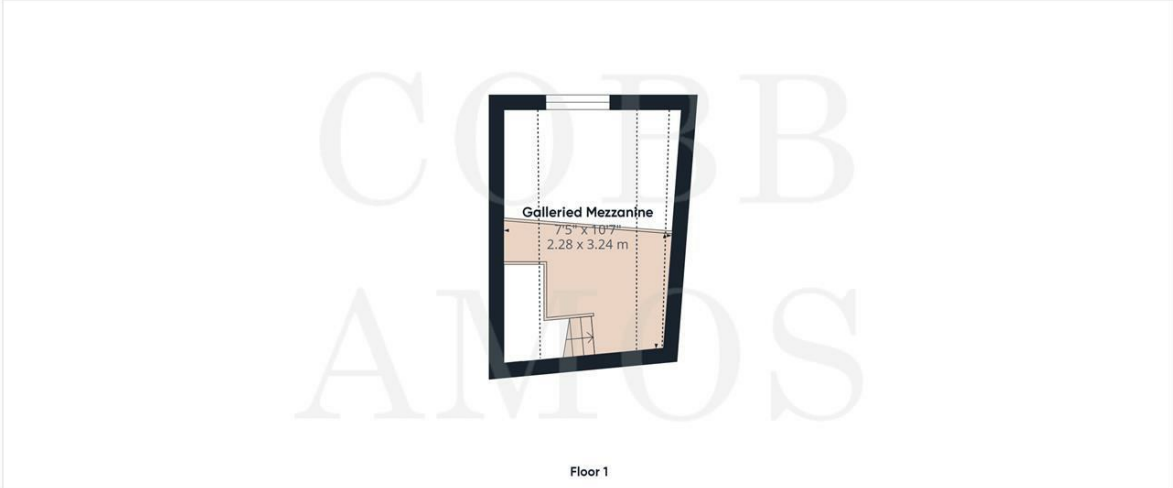
Unique and somewhat different property tucked away in central Leominster with characterful features and a pleasant enclosed courtyard. Offered for sale with no vendor chain with amenities on the doorstep. A rare and attractive opportunity.

- CHAIN FREE
- CHARACTER BEAMS
- CENTRAL LOCATION OFF CORN SQUARE
- GALLERIED LANDING
- COURTYARD GARDEN

Material Information
Price £120,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: A
EPC: E (54)
For more material information visit www.cobbamos.com



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



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Approximate total area(1)
492.87 ft²
45.79 m²

Reduced headroom
27.57 ft²
2.56 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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
Coming to the market with the added benefit of having no vendor chain involved is this attractive character property situated in central Leominster. With amenities within very easy reach, this tucked away property off School Lane next to Corn Square, this is an ideal property for those seeking a ready to move into property in a highly convenient location. Located in a somewhat hidden spot off School Lane and ideal for the single buyer or a couple looking to downsize. Super opportunity.

Property Description
From the private courtyard garden into a light and airy living room with a vaulted ceiling and character beams. Off the living room to the right is the kitchen, which is fitted with an built-in hob and oven, as well as a stainless steel sink and spaces for a fridge and a washing machine. Also off the living room is the bedroom area, which benefits from several windows and a galleried mezzanine, ideal as an office or reading area perhaps. Off the bedroom is the bathroom, which has a three piece suite comprising bath with shower over, wash hand basin and wc.

Garden
Private enclosed courtyard garden with patio area and room for pot plants.

Services
EPC rating E
Herefordshire Council Tax Band A

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 1000 Mbps 1000 Mbps Good

Networks in your area - Openreach, Full Fibre
Source: Ofcom Broadband Checker

Mobile Coverage Outdoor
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

5G is predicted to be available around your location from the following provider(s): EE, Three. Please note that this predicted 5G coverage is for outdoors only.
Source: Ofcom Mobile Checker

Mobile Coverage Indoor
Provider Voice Data
EE Likely Likely
Three Limited Limited
O2 Likely Limited
Vodafone Limited Limited

5G is predicted to be available around your location from the following provider(s): EE, Three. Please note that this predicted 5G coverage is for outdoors only.
Source: Ofcom Mobile 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.

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.

Agent's note
There is a right of access for the neighbouring property at 25 Etnam Street through the garden of the property to give access to School Lane. We understand from the vendor that this is very rarely used as the neighbouring property have alternative access into Etnam Street.

DIRECTIONS
From the Leominster office walk down Draper's Lane until you reach Corn Square. Head for Coffee Number One and take the pedestrianised alleyway to its right called School Lane. The property is on the right hand side about half way down. What3words:///voters.units.decoded

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