



69, South Street, Leominster, HR6 8JH
Price £455,000

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69 South Street Leominster

A spacious and elegant four double bedroom, three with en-suite, Edwardian townhouse boasting off road parking, garaging, mature gardens and original period features in a convenient location for the town centre. 69 South Street is blessed with charm and not only offers a wealth of space but a classy nod to it's historical roots. The current vendors have created a well equipped and comfortable home but also a blank canvas for those that want to in-print their own character and style.

- SPACIOUS PERIOD SEMI-DETACHED TOWNHOUSE
- FOUR DOUBLE BEDROOMS, THREE WITH EN-SUITE
- THREE RECEPTION ROOMS
- KITCHEN/DINER
- ORIGINAL PERIOD DETAILING
- OFF ROAD PARKING & GARAGING
- GARDEN
- CLOSE TO TOWN CENTRE
- CHAIN FREE

Material Information

Price £455,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: D (57)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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

A charming and beautifully presented period townhouse with spacious accommodation comprising: entrance porch, entrance hall, sitting room, second reception room, cloakroom, dining room, kitchen/diner, cellar, main bedroom with en-suite and dressing room, three further double bedrooms (two with en-suite) and family bathroom. Enjoying many period features and oozing quality, a private rear garden with extensive lawn, driveway parking and garaging.

Property Description

Entry begins into a bright and airy entrance hallway enhanced by the elegant historical details appropriate to the Edwardian era: generous ceiling height, arch and wood mould detailing and four panel internal and external doorways. To the left is a sophisticated sitting room again boasting historical detailing: ceiling rose, triple pane sash windows (perfect for displaying the most magnificent of Christmas trees), deep skirting boards and intricate coving. There is a wood-burner with black granite hearth and a door to the rear of the home for easy access to stroll the lawned grounds with that evening tipple.

To the right of the entrance hallway is a second reception room currently set up as an additional sitting room but could be used in a number of ways: as a playroom/study or family TV room. It boasts bay sash windows, coving, and alcoves for the possible insertion of in-built storage. Completing the ground floor is a cloakroom, kitchen/diner and separate dining room. The cloakroom is equipped with a WC, hand basin, attractive Victorian style floor tiling and has a window for added light and ventilation. There is room here for the storage of hats, coats and footwear. The kitchen/diner has a range of wall and floor units with a good expanse of worktop. There is a gas range with extractor hood above, integrated dishwasher and fridge/freezer, housing for a washing machine, breakfast bar (seating four) and a door to the rear gardens for al fresco dining opportunities. The room is triple aspect making it a really pleasant space for time spent cooking or catching up with friends and family. Equally advantageous is the separate dining room perfect for more formal dining opportunities and also blessed by the addition of a door to the rear for moments of social over spill into the garden. Also, accessed from the ground floor are stairs leading to a cellar currently used for storage.

On the first floor are three double bedrooms, two with en-suite and a family bathroom all approached from a light and neutrally decorated landing and inner hallway. The master bedroom is of generous size with three paneled sash windows echoing the sitting room below, coving and an adjoining dressing room and luxurious en-suite. The en-suite exudes traditional style with a large corner shower cubicle, WC and elegant hand basin with vanity housing. There is room for dancing here as this en-suite is large enough to be a family bathroom. Bedroom two is traditionally elegant with its bay sash window, high ceilings, coving, alcoves for storage and generous size. Bedroom three is a good sized double with views to the garden, ample room for an assortment of bedroom furniture and the benefit of having its own en-suite facilities. There is a shower cubicle, hand basin, WC, chrome towel rail and window out. The family bathroom boasts a three piece suite of traditional styling. The full size bath has wooden tongue and groove detailing and central mixer tap with shower head. There is a corner shower cubicle, hand basin, WC and window for added light and ventilation.

On the second floor is a fourth bedroom, shower room and landing area amongst the eaves. The bedroom is a good sized double with window and en-suite shower facilities. The area on approach has a velux window and would make a perfect dressing room making a super private guest suite if required.

Garden

The rear garden is mainly laid to lawn with borders of mature trees making the garden both private and interesting with their casting of shadows. There is ample opportunity here for adding possible vegetable plots or further landscaping if required.

The front garden is framed by a brick wall with gated entrance, area of lawn, mature hedging and a path leading to the front porch.

Parking & Garaging

There is parking for several vehicles to the rear of the property.

There is an outbuilding within the perimeter of the rear driveway with double doors leading to a garage area and attached store for the storage of garden paraphernalia. The outbuilding has both power and lighting.

Services

All mains connected to the property
Tenure: Freehold
Herefordshire Council Tax Band E

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 17 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 2300 Mbps 2300 Mbps Good

Networks in your area - Openreach, Full Fibre
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 property is situated in a popular mature residential area within walking distance from the centre of Leominster. Leominster is a popular market town and 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 14 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

What3words

What3words:///shower.remarried.holiday

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 our office in Broad Street, continue onto the High Street, leading onto South Street. At the mini roundabout take the first exit continuing onto South Street, where No. 69 can be found on the left hand side.



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