



The Old Shop, 5, Ryelands Road, Leominster, HR6 8NZ  
Price £139,950



# The Old Shop, 5 Ryelands Road Leominster

Chain free attached property within walking distance of Leominster town centre and offered for sale at a realistic asking price.

- CHAIN FREE
- IDEAL FOR TOWN CENTRE
- TWO LARGE BEDROOMS
- REALISTICALLY PRICED

### Material Information

**Price** £139,950  
**Tenure:** Freehold  
**Local Authority:** Herefordshire  
**Council Tax:** B  
**EPC:** E (54)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

### Introduction

Located within walking distance of Leominster town centre we offer for sale this attached cottage with the added benefit of having no vendor chain involved. The property offers generously proportioned accommodation throughout and is ideal for the first time buyer, those wishing to downsize or the buy to let investor.

### Property Description

Entry into the hallway with a door leading to the dining area to the right with kitchen off. At the rear of the kitchen is a walk in cupboard area/pantry. To the left off the hallway is the good size living room with a door leading to the stairs up to the first floor. Off the landing are two large bedrooms and a bathroom fitted with a three piece suite.

### 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:///mothering.factory.tricks

### Services

Mains electricity, water and drainage.  
Electric storage heaters  
Herefordshire Council Tax Band C

### 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.

### Broadband Connection

Broadband type Highest available download speed Highest available upload speed  
Availability  
Standard 22 Mbps 1 Mbps Good  
Superfast --Not available --Not available Unlikely  
Ultrafast 1000 Mbps 1000 Mbps Good

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

### Mobile Coverage Indoor

Provider Voice Data  
EE Limited Limited  
Three Limited Limited  
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 Availability 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 Availability Checker

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.

### Directions

From the Cobb Amos office at 2 Broad Street continue along the High Street towards the B4361. On reaching the roundabout take the 2nd exit passing Aldi on your left. At the next roundabout take the first exit onto Ryelands Road. The property can be found on the left opposite the turning to Westfield Walk. What3words:///mothering.factory.tricks

