

2, Drapers Lane, Leominster, HR6 8ND
Price £225,000

2 Drapers Lane Leominster

A mid terraced, two bedroom home with a shop situated within the heart of the market town of Leominster. The property sits over four floors, has been well maintained by the current vendors and boasts an abundance of original character features and oodles of charm. This home could also be enjoyed as a holiday home, airbnb or rental with the shop already bringing in an income.

- Mid terraced house
- Attached shop
- Original character features
- Two bedrooms
- Cellar
- Centre location

Material Information

Price £225,000

Tenure: Freehold

Local Authority: Herefordshire

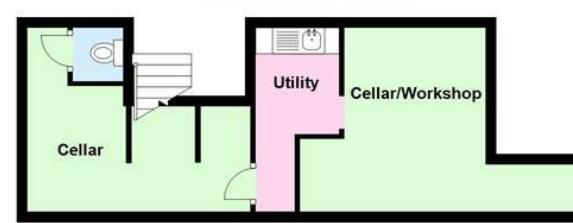
Council Tax: A

EPC: (null)

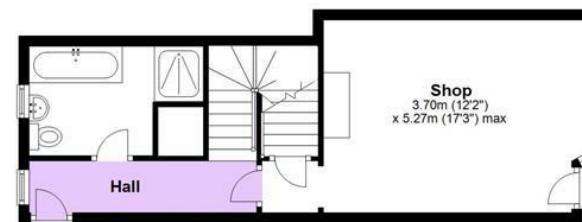
For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate

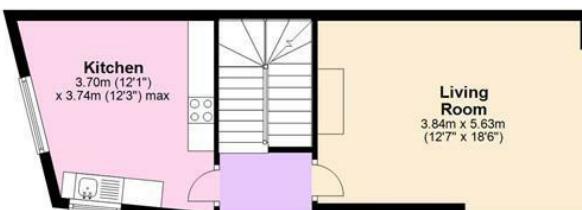
Please note that the dimensions stated are taken from internal wall to internal wall.
Approx. 28.8 sq. metres (310.4 sq. feet)



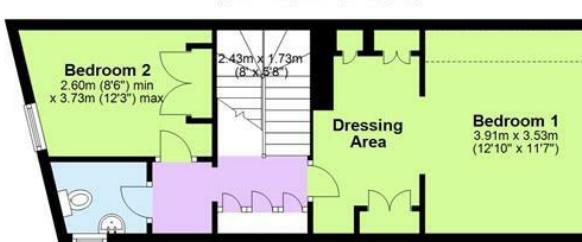
Ground Floor
Approx. 44.6 sq. metres (480.2 sq. feet)



First Floor
Approx. 40.8 sq. metres (439.4 sq. feet)



Second Floor
Approx. 42.6 sq. metres (458.9 sq. feet)



Total area: approx. 156.9 sq. metres (1688.9 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

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

Situated within the centre of the market town of Leominster is this mid terraced house and shop. The property has accommodation comprising; entrance, bathroom, shop, living room, kitchen, two double bedrooms, cloakroom and cellar with utility area, storage space, workshop and cloakroom. The property boasts exposed timbers and stone. Viewing is recommended to appreciate the property on offer.

Property Description

The front door opens into the entrance hall where you are immediately greeted by original character features such as exposed timbers and stone which flow throughout the home. There is space for coats and shoes, access to the shop, staircase to the first floor and staircase to the cellar. The bathroom is on the first floor and fitted with a WC, basin, bath and shower cubicle. Through a door on this floor is the shop which is currently a well established barbers. There is a bay window and door to the high street. Taking the staircase to the first floor is the landing where there is space for a dresser and the staircase to the second floor. To the left is the living room which has an abundance of exposed timbers, windows to the front allowing natural light to flow through and a fireplace creating a cosy focal point to the room. The kitchen is fitted with wooden wall and base units. There is an electric cooker and stainless steel sink, space for a dining table and chairs. There are dual aspect windows overlooking Broad Street and Drapers Lane.

The staircase leads to the third floor landing which has fitted cupboards. Bedroom one is a good double room which has a vaulted ceiling. There are open timbers to a dressing area which has fitted wardrobes and a recess with shelves. Bedroom two is a double room with a built in wardrobe. There is a cloak room fitted with WC and basin. From the ground floor is the staircase to the cellar. There is a room used by the shop with a WC and space for storage. There are two rooms here. One is currently used as a utility with additional base units. There is a sink, plumbing for a washing machine and space for white goods. The other room could be used as workshop space and has units for storage.

There is no garden to the property however the property is just a walk away from The Grange which can be enjoyed for dog walks, picnics and a summers evening.

Parking

The property has residents parking for two vehicles in Church Street at a cost of £30 per vehicle per year.

Services

Mains electricity, water and drainage are connected. Oil filled electric heaters.

Herefordshire Council Tax Band

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.

Directions

From our Cobb Amos Leominster office proceed up Drapers Lane where the property is located on the right hand side.

