





# 1 The Old Brickyard Leominster

Cobb Amos are delighted to be offering for sale an immaculate three bedroom detached home on the outskirts of the popular market town of Leominster. Built in 2017 with the benefits of quality fixtures and fittings, solar panels, driveway parking, garage and rear garden. Please call 01568 610310 to arrange a viewing.

- DETACHED FAMILY HOME
- BUILT IN 2017
- THREE BEDROOMS, MASTER WITH EN-SUITE
- LARGE KITCHEN/DINING ROOM
- GARAGE & PAVOURED DRIVEWAY
- SOLAR PANELS-OWNED OUTRIGHT
- CONVENIENT LOCATION
- MODERN BUILD
- TURN KEY CONDITION

## Material Information

**Price** £330,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

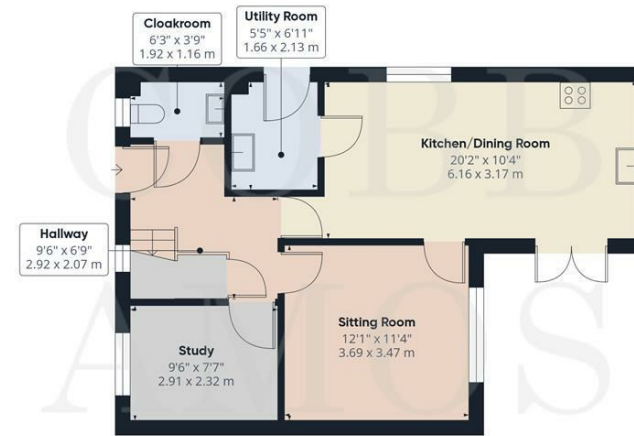
**Council Tax:** D

**EPC:** B (90)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	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 Building 1



Floor 1 Building 1



Approximate total area<sup>m</sup>  
1019 ft<sup>2</sup>  
94.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

1, The Old Brickyard is a cherished turn key home set on an exclusive development on the outskirts of Leominster with good access to the town centre and it's amenities. The light and spacious accommodation comprises: entrance hall, cloakroom, study, kitchen/dining room, sitting room, main double bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Property Description

Entry is into a light and airy hallway with stairs to the first floor and room to store coats, hats and outdoor footwear. To the left is a useful cloakroom with WC, hand basin with vanity housing and a window out. To the right is a study or office with front aspect currently set up as a snug. Just beyond is the sitting room with rear views of the garden and a door leading into the kitchen/diner. The kitchen/diner is a really generous size enjoying French doors out onto a patio for Summer dining, dual aspect and views of the back garden. The kitchen is attractively styled with a crisp, modern and streamlined look. There are waist height ovens, electric hob top, integrated fridge/freezer, integrated dishwasher, deep pan drawers and integrated bins. What a pleasant space to be cooking for friends or family with the double doors open and Summer breeze circulating. The dining section is equally well lit and allows for a table and chairs and dresser furniture. White goods are held separately in the adjoining utility room where the boiler is housed and has a sink, a range of base units, housing for a washing machine and a door out to the side of the property.

On the first floor are three bedrooms, the master having an en-suite and a family bathroom. The master has rear garden views and is a good sized double. It has a built in storage cupboard and its own en-suite facilities. The en-suite has a chrome framed shower cubicle, WC, chrome towel rail, hand basin with vanity housing and a window out. Bedroom two is also a double with rear aspect, built in storage cupboard and room for additional bedroom furniture. Bedroom three has front aspect and is currently set up as a single. The family bathroom has a bath with shower over, chrome towel rail, wc, hand basin, window out and airing cupboard.

Garden

There is an area of lawn with borders for planting to the front of the property. To the rear is a pretty enclosed garden with areas of patio, lawn, raised beds, apple, pear and peach trees, borders with mature planting and gravel pathways.

Garage & Parking

Accessed via a 'no through road' private approach: there is pavoured parking for two vehicles and a single garage with electric door, power and light.

Services

Mains electric, gas and water  
Septic Tank Drainage  
Solar panels owned outright  
Tenure: Freehold  
Herefordshire Council Tax: D

Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 15 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 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:///visitor.truffles.officials

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

Take the A44 out of Leominster town centre and head for Barons Cross Road. The Old Brickyard cul-de-sac is on the left just before Morrison's Supermarket.





