



COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

95, South Street, Leominster, HR6 8JH
Price £350,000

95 South Street

Leominster

We offer for sale this tastefully renovated 1930s semi-detached property just a short walk away from Leominster town centre. Attention to detail has been given to the immaculately paved rear garden, large converted attic space and 1930s Art Deco detailing. The kitchen and bathroom cabinetry is handmade and bespoke. We highly recommend viewing this property to fully appreciate all it has to offer.

- SEMI-DETACHED 1930s HOME
- TASTEFULLY RENOVATED
- DOUBLE GLAZING & GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- TIMBER WORKSHOP/GARAGE
- OFF ROAD PARKING
- SHORT WALK TO AMENITIES
- THREE BEDROOMS
- HOBBY/STUDY ATTIC ROOM

Material Information

Price £350,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: D (56)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 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

95 South Street is conveniently located within a short walk of Leominster town centre. The property has been tastefully renovated to a very high standard and benefits from double glazing, gas central heating, front and rear gardens, converted attic space, workshop and off road parking. The accommodation consists of: porch, entrance hall, cloakroom, sitting room, kitchen/dining room, glazed lean to, two double bedrooms, one single bedroom, shower room, converted attic room.

Property Description

Entry into 95 South Street begins through a brick arched porch with power and a strikingly vibrant 1930s entrance door with stained glass detail. The inner hallway is light and bright with attractive column style radiators, picture railing and Karndean flooring. There is space for hanging coats and under the stairs is a stylishly decorated cloakroom with Art Deco detailing and a window for ventilation and lighting. To the left of the hallway and with front aspect is a sitting room of square proportion. This welcoming area benefits from: a large bay window, vertical column radiator, picture railing and an open fire with 1930s fire surround. To the rear of the hallway and with back garden siting is an open plan kitchen/dining/living space. The kitchen is of bespoke design in a warm, oak finish with electric AEG double oven, pantry cupboards, integrated dishwasher and Washing Machine and ample work top space. There is space for a tall fridge/freezer. The dining area flows seamlessly from the kitchen. The previously noted styling features of the 1930s period are echoed here too (picture rails, column radiator, Art Deco style fireplace surround with gas fire). There is room for a six seater table and chairs and a separate armchair for moments of socialisation or relaxation. Just off the dining area and through double doors is a glazed lean to. This is perfect for relaxing whilst engaging with the garden beyond. It lends itself to possible breakfast dining or lounging in comfortable armchairs whilst the sun is out. From here the doors can be thrown open for easy flow out onto the newly laid patio area with plenty of room for a large table and chairs and additional exterior lounge seating.

On the first floor are three bedrooms, a shower room and stairs to the second floor. The landing is well lit by a window above the stairs. The main bedroom is of a generous size with a front aspect bay window, an art deco fireplace with tiled surround and a vertical column radiator. There is room for a large wardrobe, bedside tables and a chest of drawers. Bedroom two is a double bedroom with rear aspect and views of the countryside beyond. Bedroom three is a single with front aspect and would lend itself to being an office or dressing room. The exquisite shower room has been tastefully designed with handmade, bespoke cabinetry, limestone tiling, large walk in shower with matt black finish, LED mirror, quartz tops and flush sensor WC.

Stairs from the first floor lead up into a carpeted room within the eaves with velux window and exposed wooden beam trusses. This is a fantastic space for potential home study/hobby space, cinema room or master bedroom suite with the necessary planning permissions.

Garden

95 South Street benefits from front and rear gardens, the foregarden comprises a lawned area with a path, raised flower beds well stocked with maturing shrubs and flowering plants. There is side access to the rear garden area.

To the rear of the property lies a set of immaculately paved patio areas linked by paths and framing several areas for al fresco dining or lounging in the sun shine. The area just below the workshop walls is just perfect for a C&T as it is sunken with railway sleepers for additional privacy and seclusion. The main section of the garden is mostly laid to lawn having a good selection of raised flowerbeds with maturing shrubs, flowering plants and a central garden arch, all enclosed by panelled fencing. There is a cold water tap, outside light, log store and two useful timber storage sheds which currently house extra fridge freezer and tumble dryer.

Garage & Parking

The garage situated at the base of the rear gardens would serve well for additional storage space having double opening doors to front, with pedestrian door to the back. There is parking space here for several vehicles.

Services

Mains electricity, mains gas, mains water, mains drainage.

Herefordshire Council Tax Band D
Tenure: Freehold

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 1000 Mbps 1000 Mbps Good

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

Indoor Mobile Coverage

Provider Voice Data
EE Limited Limited
Three Likely Likely
O2 Likely Limited
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

Outdoor Mobile Coverage

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

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

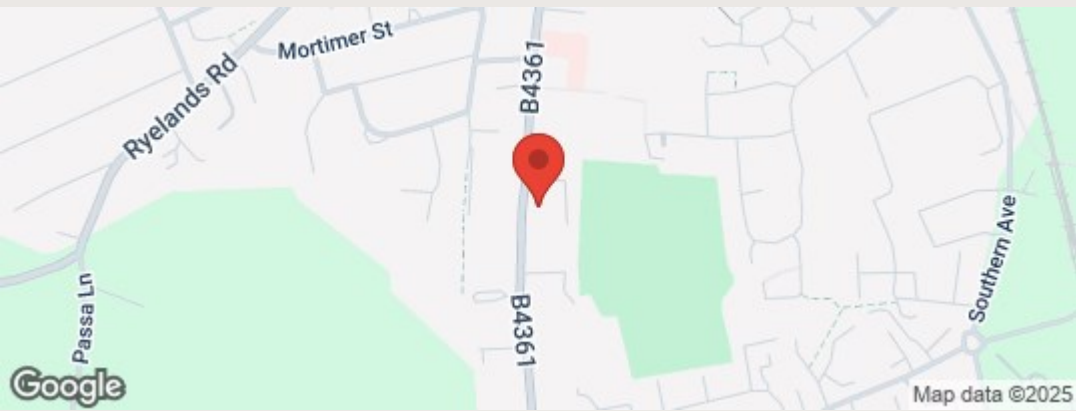
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Agent's Note

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. 95 can be found on the left hand side.



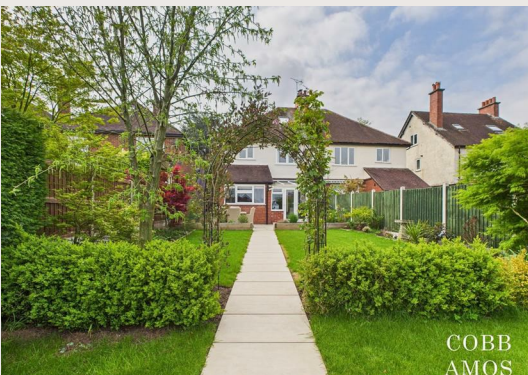


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THIS KITCHEN IS MADE FOR DANCING

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