

Greenways, Newlands Drive, Leominster, HR6 8PR  
Price £325,000

# Greenways Newlands Drive Leominster

Chain free detached bungalow in a sought after area within the popular market town of Leominster and offered for sale at a realistic asking price. Requiring refurbishment throughout, this attractive opportunity is ideal for those wishing to upgrade to their own requirements. Of particular note is the generous wrap around plot and exciting potential to create an impressive home with appealing architectural character (bay window, verandah, art deco door detailing). Early viewing is considered essential.

- CHAIN FREE
- DETACHED BUNGALOW
- POPULAR RESIDENTIAL AREA
- REALISTICALLY PRICED
- WALKING DISTANCE TO TOWN
- GENEROUS SIZED PLOT
- SINGLE GARAGE
- PARKING

## Material Information

Price £325,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: E (51)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

## Introduction

Offered for sale with the added benefit of having no vendor chain involved, is this detached bungalow in a sought after residential location just a short walk from the centre of Leominster and its amenities. Refurbishment is required throughout with the property being priced accordingly. The accommodation includes: porch, living room, dining room, kitchen, utility room, two double bedrooms and bathroom with separate WC. Further benefits being: garage with off street parking, mature wrap around gardens, generous plot and exciting potential.

## Property Description

Arrival to Greenways is through attractive wrought iron double gates that lead to a welcoming verandah area where a bench could be placed for moments of rest and social chat. Entry into the hallway begins with the opening of a handsome Art Deco door with stained glass decoration giving a nod to the historical past of this once cherished home. To the left of the hallway are the main living areas. The first being a good sized living room with three large windows allowing light to fill the space and an open fire inset into an ornate Art Deco style tiled surround. Double doors from here lead into the dining room which has an area for pantry storage, large dual aspect windows and access into the galley style kitchen. There is plenty of scope for extending this kitchen area to create a large kitchen/dining room with the relevant planning permissions sought. There is also a handy utility space off the kitchen with plumbing for sink and washing machine and access to the large garden area.

To the right of the hallway is the bedroom accommodation which includes two double bedrooms, the main bedroom facing the front benefitting from having a large bay window creating a light filled retreat. Both bedrooms have access off the hallway to a good sized bathroom with separate WC.

## Garden

There are gardens to the front, side and rear of the property being mainly laid to lawn and having mature hedging and tree landscaping. The bungalow stands in a good sized detached plot. The rear gardens are particularly generous, private and not over looked leaving plenty of scope for possible extension (subject to the necessary planning permission), patio areas for outside dining, veg patches and even room for laying hens if desired.

## Garage & Parking

There is off street parking for several vehicles enclosed by metal double gates and a single garage with up and over metal door. There is scope to create more parking if desired.

## Services

Herefordshire Council Tax Band E

Tenure: Freehold

All mains services connected.....TBC

## 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.

## Broadband

Broadband type Highest available download speed Highest available upload speed Availability

Standard 17 Mbps 1 Mbps Good

Superfast 80 Mb 20 Mbps Good

Ultrafast 1800 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 Limited Limited

O2 Likely Likely

Vodafone Likely Likely

Source: Ofcom Mobile Checker

## Outdoor Mobile Coverage

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Source: Ofcom Mobile Checker

## 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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## What3words

What3words:///goofy.insolvent.snuggle

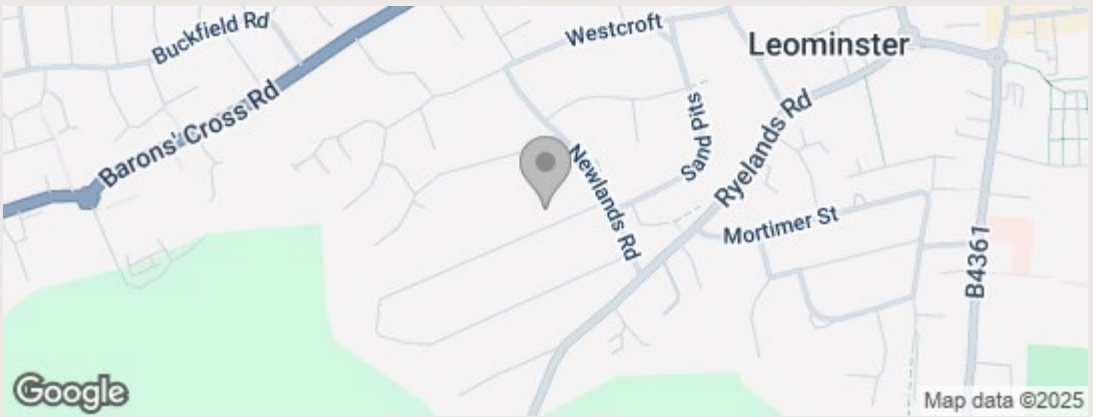
Please note that the dimensions stated are taken from internal wall to internal wall.



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

Take the Ryeland's Road out of Leominster. Take the second turning on the right called Newland's Road. Finally, take the second turning on the left named Newland's Drive. Greenways is approximately the sixth property on your right hand side. What3words:///goofy.insolvent.snuggle



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