

Flat 2, 16, Broad Street, Leominster, HR6 8BS
Price £115,000

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Flat 2, 16 Broad Street
Leominster

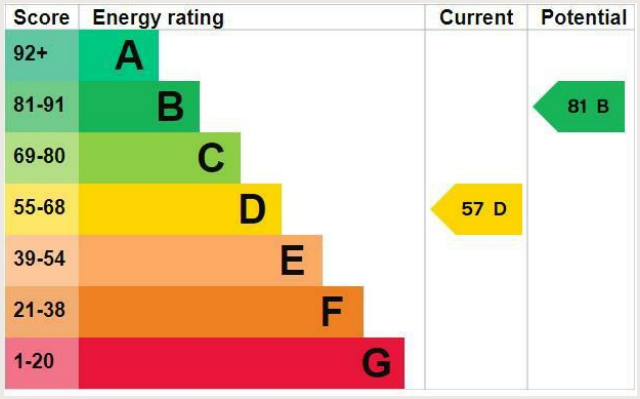
A unique opportunity to acquire a light and characterful Grade II listed one bedroom, second floor, split level apartment ideal for investors, first time buyers or those looking to downsize as located within close walking distance of the popular Leominster town centre.

- CHAIN FREE
- GRADE II LISTED
- LARGE, DOUBLE BEDROOM
- LARGE BATHROOM
- DRESSING ROOM/STUDY
- SASH WINDOWS WITH TOWN VIEWS
- BRIMMING WITH HISTORICAL DETAIL
- TOWN CENTRE LOCATION
- AMENITIES ON THE DOORSTEP

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



Material Information
Price £115,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: A
EPC: D (57)
For more material information visit www.cobbamos.com



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
On the top floor of a brick faced building with commercial offices below and one other residential flat sits Flat 2, 16 Broad Street. Brimming with historical character and previously tenanted we offer the flat as an investment opportunity or home for those seeking a market town location with amenities on your doorstep. The accommodation consists of: bathroom, double bedroom, dressing room/home office, kitchen, sitting/dining area and entrance hallway.

Property Description
Entry begins into a light and bright entrance hallway with stairs to the upper floor living area and access to a bathroom and bedroom with adjoining dressing room/home study area.

The bathroom is a generous size with exposed timbers and sash windows overlooking chimney pots and roof tops. There is a white, modern suite of P shaped bath with shower over, hand-basin with vanity cupboard, WC, chrome, heated towel rail and airing cupboard.

The bedroom is a good sized double with two large sash windows and secondary glazing flooding the room with light. There is a selection of built in bedroom furniture for storage purposes, above bed wall lighting and a room adjoining that could be used as either a dressing room or home study space. The rooms are fully carpeted.

On the second floor is the living area to this home which is nestled amongst the eaves with exposed framework (some being particularly ornate). The first section of this top floor space has a built in storage cupboard with velux roof lighting and carpeted flooring. The second section boasts a sash window with a glorious view of roof tops and mature greenery. There is a range of base units with work top and housing for an oven, washing machine, fridge and freezer. The kitchen has laminate flooring.

Services
Services TBC - PLEASE CONFIRM AS WE'VE NOT HAD THE FACT FIND BACK YET
Tenure: Freehold
Herefordshire Council Tax Band A

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 18 Mbps 1 Mbps Good
Superfast --Not available -Not available Unlikely
Ultrafast 2300 Mbps 2300 Mbps Good
Networks in your area - Full Fibre, Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Coverage
Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

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.

What3words
What3words:///balconies.presumes.cakewalk

Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

DIRECTIONS
From our offices, proceed down Broad Street where the property is located on the right hand side above Chancellors Leominster Office



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