



**6, The Criftins, Leintwardine, SY7 0NN**  
**Guide Price £195,000**

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AMOS**

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## 6 The Criftins Leintwardine

Welcome to 6 The Criftins, A two-bedroom end of terrace property nestled into the charming village of Leintwardine. A perfect home for a small family, couples or individuals seeking a peaceful countryside village location.

- two Bedroom Property
- Nicely Presented
- Ample Patio and Garden To The Rear
- Cul-de-sac Location
- Off Road Parking
- Sought After Village Of Leintwardine

### Material Information

**Guide Price** £195,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

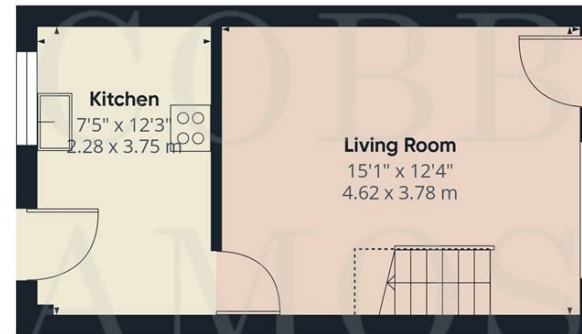
**Council Tax:** B

**EPC:** D (56)

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             |         |           |
| 55-68 | D             | 56 D    | 79 C      |
| 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



**Landing**  
4'11" x 6'1"  
1.50 x 1.86 m

Floor 1



Approximate total area<sup>(1)</sup>

532 ft<sup>2</sup>  
49.3 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

This charming two-bedroom end-of-terrace home in the sought-after village of Leintwardine is coming to the market, offering a wonderful opportunity for first-time buyers, small families, or those seeking a peaceful countryside locations.

Nicely presented throughout, creating a warm and inviting living space with a cosy, homely feel. The interiors are tastefully finished, making it ready for immediate occupation with minimal effort required.

The accommodation offers well-proportioned rooms filled with natural light, creating a welcoming atmosphere perfect for both relaxing and everyday family life.

Situated in the picturesque village of Leintwardine, the property benefits from a friendly community setting while remaining within easy reach of local amenities and surrounding countryside.

Early interest is expected for this delightful home—ideal for those looking for convenience in an attractive village location.

## Property Description

The front door opens directly into the kitchen, which is fitted with a range of floor and wall cabinets, a stainless steel sink, an electric oven, and a fridge freezer. From here, a doorway leads into the living space — a bright and spacious room featuring a large window overlooking the garden. A further door provides access to the porch and continues out into the garden.

Stairs lead to the first floor, where you will find the family bathroom. The bathroom is fitted with a three-piece white suite comprising a toilet, hand wash basin, and a bathtub with an overhead shower.

To the right is the largest bedroom, a generously sized double room with a large window looking out onto the garden and a built in wardrobe. The next door from the landing leads to the second bedroom, currently used as a nursery but also suitable for a single bed and there is a generously sized storage cupboard as you head back out onto the landing.

Outside, the property benefits from a patio area — ideal for outdoor dining and seating — which leads onto a lawn. The garden is south-facing, making it perfect for enjoying the sun throughout the day.

## Gardens and Parking

The property benefits from off road parking to the front and a patio and lawn garden to the rear of the property. There is a gate allowing access to the garden from the side of the property.

## Location

Leintwardine is a thriving village offering a good variety of amenities including a local produce and general village store, post office, chip shop, petrol filling station, garage, local family butchers and nursery/primary schooling. Also there are two popular public houses the Lion Hotel and The Sun Inn offering fabulous locally sourced menus and live music on specified evenings. Leintwardine has lots of country walks to explore and live music/beer festivals on certain summer months.

## Services

The property has mains electricity, water and drainage.  
Council tax band B

## Anti-Money Laundering Regulations

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 Inc. VAT per purchaser, in order for us to carry out our due diligence.

## DIRECTIONS

When entering the village from the South, come over the bridge and go past the Lion Hotel pub on your left and the Leintwardine Garage. Continue on the High Street, go past the Village Hall on your left, you'll see a sign for Tipton Lane on your right, keep going and the next right brings you to The Criftins where you will see No.6 Entering the Village from the North, Take the 4th Left off of the High Street into The Criftins where you will see No.6.



