



Vine Cottage 20a Etnam Street, Leominster, Herefordshire HR6 8AQ

Charming Attached Town House/Cottage

Guide Price £159,950

**jackson**  
property



# Vine Cottage 20a Etnam

Leominster, Herefordshire HR6 8AQ

- Convenient Location Set Just Off The Town Centre Of Leominster
- Quiet & Mature Residential Position
- Charming Grade II Listed Attached Town House/Cottage
- Gas Fired Centrally Heated
- Offering 3 Bedroomed Accommodation
- Large Mature Gardens To The Rear
- Would Benefit From Some Modernisation/Updating

*Guide Price*  
**£159,950**  
*Freehold*

To arrange a viewing please contact us on

t. 01568 610600

leominster@bill-jackson.co.uk

www.bill-jackson.co.uk





Vine Cottage is a charming attached Grade II Listed Property situated in a tucked away position, just behind Etnam Street, in a quiet and mature residential location. The property is close to the centre of the market town of Leominster which offers an excellent range of amenities, including traditional High Street shops such as butchers and grocers, as well as a more extensive range of supermarkets, schools and leisure facilities, doctors and dentist and excellent transport links including railway station. The larger Cathedral City of Hereford is located approximately 13 miles to the south where a more comprehensive range of facilities can be found.

Vine Cottage itself is approached from Etnam Street through a shared secure passageway which leads round to the cottage which offers gas fired centrally heated accommodation set over two floors to include in brief: Enclosed Porch with glazed door leading through to a Kitchen/Breakfast Room with a range of kitchen units and space for utilities with a door then leading through to the Living Room and further door through to a Rear Lobby/Study area with doors off to a Downstairs Cloakroom/WC. There are 2 staircases leading up to the first floor accommodation from the study area and the kitchen, with the first floor accommodation to include 3 Bedrooms, 2 of which are doubles, and Bathroom. The property would benefit from some modernisation and updating but offers incredible potential to make a lovely cottage style home in the centre of town.

Outside, there are extensive gardens which are principally to the rear and extend for over 200ft and offer a range of mature shrubs and trees, lawned areas and a gated personal access out onto the Sydonia Recreational Park to the rear.

#### SERVICES

Mains Electricity, Gas, Water & Drainage.

Gas fired centrally heated.

Telephone (subject to British Telecom regulations).

#### OUTGOINGS

Council Tax Band: B Amount Payable 2017/2018: £1372.03

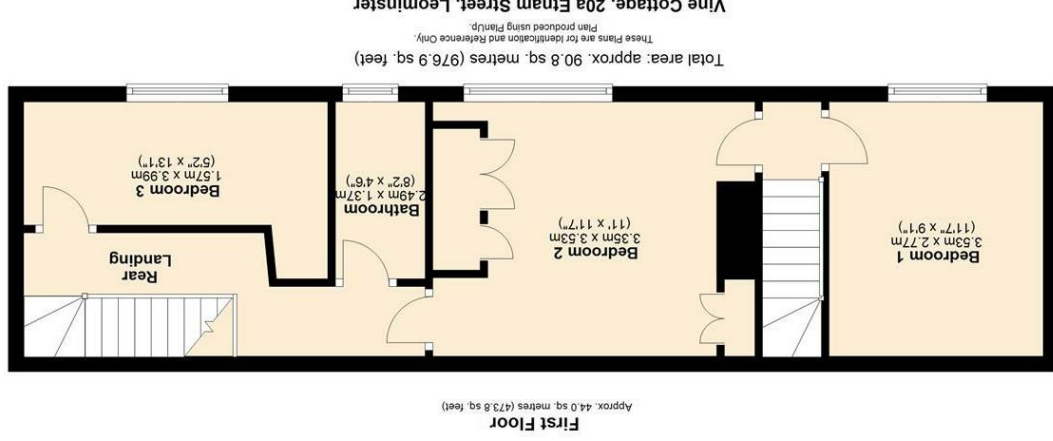
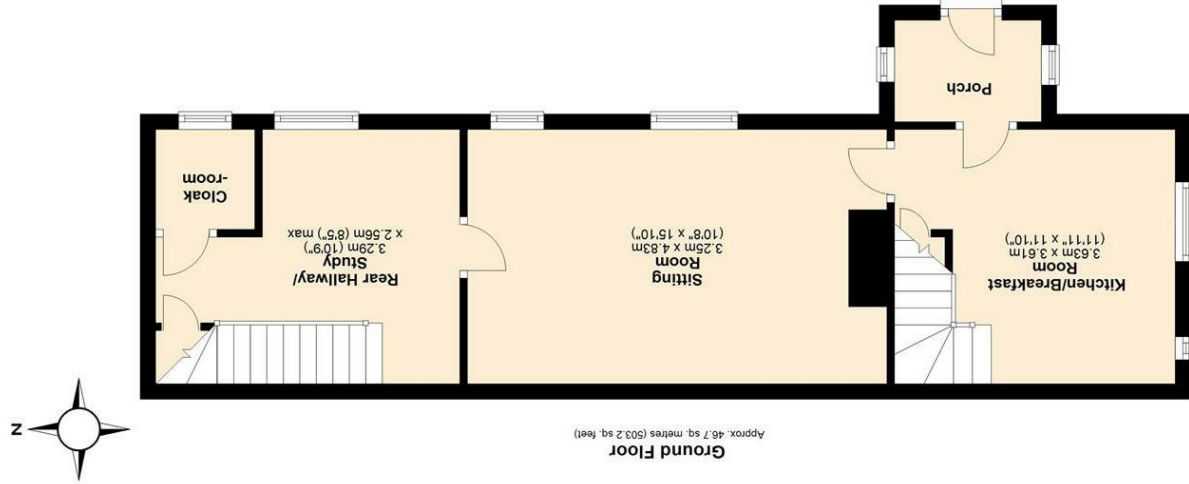
#### LOCAL AUTHORITY

The Herefordshire Council - 01432 260000



**VIEWING**  
Strictly by prior appointment through the  
Agents, Jackson Property. Tel: 01568 610600.

**DIRECTIONS**  
The property is located at the top of Etnam  
Street just down from the Leominster Museum  
where there is a door with the house number  
on opening to a passageway leading through  
the property



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