



37 Broad Street, Leominster, Herefordshire HR6 8DD

Grade II Listed. Period Town House.

Asking Price £289,950

**jackson**  
property



# 37 Broad Street

Leominster, Herefordshire HR6 8DD

- Grade II Listed Character Town House  
Situating in the Heart of the Market Town  
of Leominster
- Fitted Kitchen/Breakfast Room
- Sitting/Dining Room
- Delightful Lounge
- Useful Cellar
- 5 Bedrooms
- Family Bathroom and First Floor Cloakroom
- Gas Fired Central Heating
- Landscaped Private Rear Gardens
- No Onward Chain

*Asking Price*  
**£289,950**  
*Freehold*

To arrange a viewing please contact us on

t. 01568 610600  
info@bill-jackson.co.uk  
www.bill-jackson.co.uk





#### LOCATION

37 Broad Street is a delightful Grade II Listed character town house having been updated and improved over recent years to offer very comfortable accommodation in the popular market town of Leominster. The town itself offers an excellent range of amenities, including traditional High Street shops, several Supermarkets, Dentist and Doctor's surgery, Leisure Facilities including Swimming Pool, both Primary and Secondary School and excellent transport links including Train Station. The Cathedral City of Hereford is located approximately 13 miles to the south where a more comprehensive range of amenities can be found.

#### BRIEF DESCRIPTION

37 Broad Street is a wonderfully presented character property having accommodation set over three floors to include an Entrance Hallway with decorative tiled flooring leading to a delightful Sitting Room to the front with sash windows and feature fireplace. To the rear there is a Dining Room which leads to a Breakfast/Kitchen that is well-fitted throughout with space for dining/entertaining. There is a very useful Cellar which could be converted for a number of uses. To the first floor, the property has an additional Sitting Room with exposed floorboards and sash windows. There is an additional Double Bedroom to the rear and a Family Bathroom with Separate Cloakroom. Rising to the additional floor there are a further 3 Bedrooms and a good sized Landing with useful storage cupboards, all benefiting from central heating throughout. Outside, the property has experienced a huge amount of investment in the garden to create a wonderful outside space with a selection of maturing shrubs, flowering plants, additional seating areas, a water feature and secure gated access to the rear.

The property offers wonderful feature character accommodation and the Agents strongly recommend internal inspection to appreciate the size and the setting of the property on offer.

#### SERVICES

Mains Electricity, Gas, Water & Drainage.

Gas fired central heating

Telephone (Subject to B.T Regulations)

#### OUTGOINGS

Council Tax Band: C

#### LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

#### VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.





DIRECTIONS  
From our offices continue down Broad Street straight over the junction continuing down Broad Street and the property is on the left hand side, opposite the Car Park.

Jackson Property (Leominster)  
for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

Energy Efficiency Rating	
EU Directive 2002/91/EC	Current
Very energy efficient - lower running costs	A
Low energy efficient - higher running costs	G
58	60
EU Directive 2002/91/EC	Current
Very energy efficient - lower CO2 emissions	A
Low energy efficient - higher CO2 emissions	G
51	53
EU Directive 2002/91/EC	Current



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.