



74 Bargates, Leominster, Herefordshire, HR6 8QS

Deceptively Spacious Character Detached Period Property

O.I.R.O £320,000

**jackson**  
property



# 74 Bargates

Leominster, Herefordshire, HR6 8QS

- Situated In Mature Residential Location, Convenient To The Town Centre
- Deceptively Spacious Detached Period Town House
- Offering Flexible 4/5 Bedroomed Accommodation
- Ample Ground Floor Living Space Including 3 Reception Rooms
- Kitchen & Separate Utility/Shower Room
- Enclosed Good Sized Private Gardens To Rear
- Driveway Providing Ample Parking
- Viewing Recommended To Fully Appreciate The Accommodation On Offer

*O.I.R.O*  
*£320,000*  
*Freehold*

To arrange a viewing please contact us on

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





#### LOCATION

The property is set in a mature residential location, just off the centre of the popular market town of Leominster. The town itself offers an excellent range of amenities including traditional High Street shops and a number of supermarkets, primary and secondary school, doctor and dental surgeries and leisure facilities to include swimming pool. The town has good transport facilities including bus and railway stations, with the Cathedral City of Hereford approximately 13 miles to the south. Also in close proximity is the Historic South Shropshire town of Ludlow with Worcester City approximately 40 minutes drive where there is access to the M5.

#### BRIEF DETAILS

74 Bargates is a delightful detached period property, being some 250 years old and having good sized accommodation to include a Reception Hallway with decorative tiled flooring and stained glass doors, 2 large Reception rooms, Kitchen with walk-in pantry and adjacent Breakfast Room. There is a useful Rear Lobby and a ground floor Utility/Shower Room and a large, dry Cellar for storage. On the first floor there is a generous Landing with 5 Bedrooms, 3 double and 2 single and a Bathroom, all benefiting from central heating throughout.

Outside, the property has a good sized private enclosed rear garden which is mostly laid to lawn with a good selection of maturing shrubs, flowering plants and trees. There is a good sized wooden Shed/Store, secure gated access to the front leading to a double driveway to the side with ample parking for two vehicles.

The property has a wealth of character, ample accommodation and would ideally suit a family or purchaser who is looking for a good sized, traditional, centrally located property and therefore viewing is strongly recommended.

#### SERVICES

Mains Electricity, Gas, Water & Drainage  
Gas fired central heating  
Telephone (Subject to B.T. Regulations).

#### OUTGOINGS

Council Tax Band: D.

#### LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000



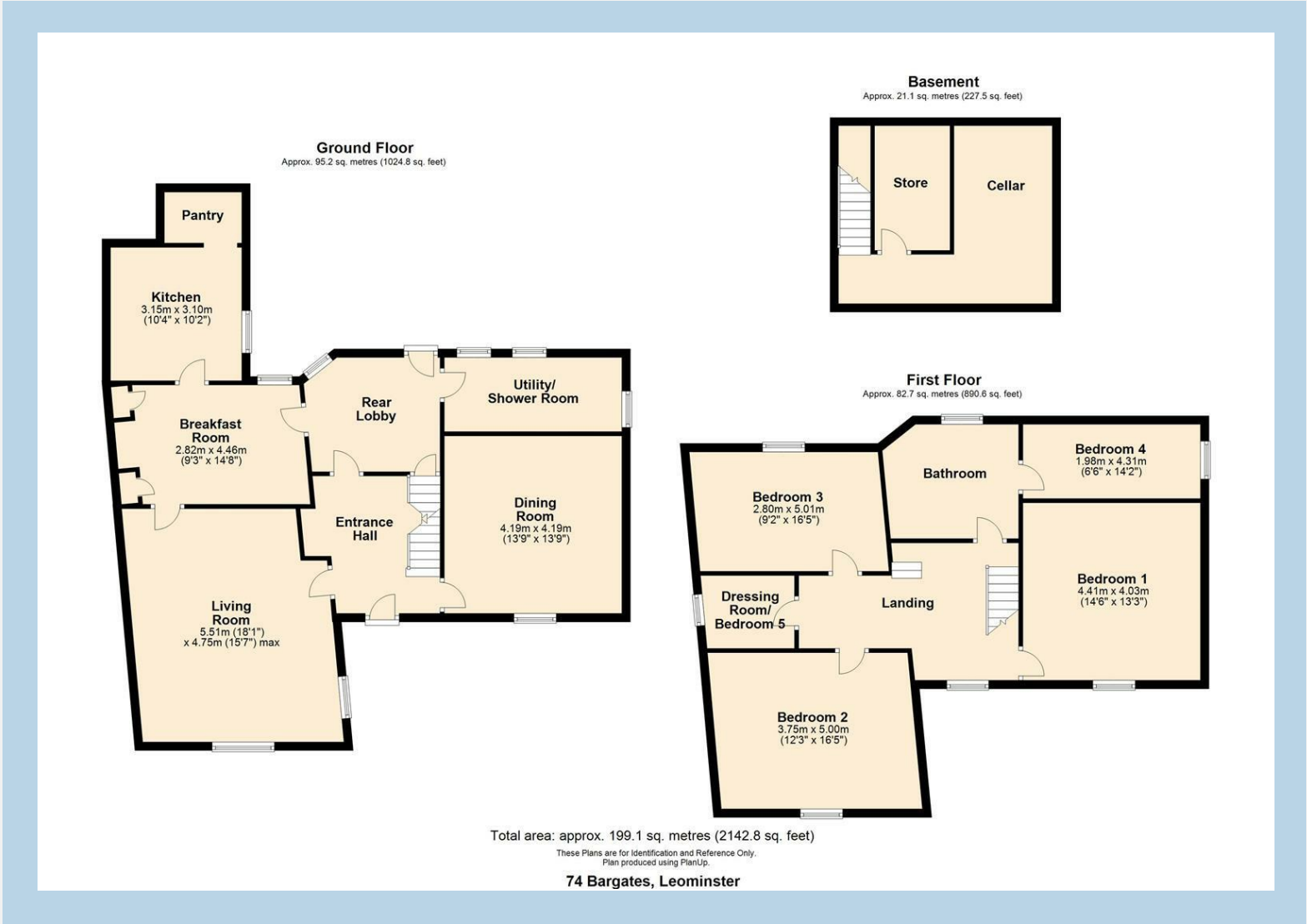
**VIEWING**  
Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

**DIRECTIONS**  
Proceed out of Leominster along Bargates where the property can be located on the right hand side after Perseverance Road.

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		Environmental Impact (CO <sub>2</sub> ) Rating	
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>(94 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>	Current	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div>	Potential
	80		74
	43		34
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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.