

# 161 Bargates

Leominster, Herefordshire HR6 8QT

- Spacious Victorian Terraced Property
- 3 Double Bedrooms
- Open Plan Family Living/Kitchen
- First Floor Sitting Room/Playroom
- Generous Rear Gardens
- Gas Fired Central Heating
- Useful Cellar
- Viewing Highly Recommended

O.I.R.O £215,000 Freehold

To arrange a viewing please contact us on t. 01568 610600 leominster@bill-jackson.co.uk www.bill-jackson.co.uk







# LOCATION

161 Bargates is a traditional styled Victorian 3 storey town house which has been updated and improved by the current owners to offer very comfortable and well appointed accommodation with good sized landscaped gardens with raised decked area and seating area to the rear. The property benefits from being just a short walk from the town centre of Leominster. The town itself has a comprehensive range of amenities including a range of traditional High Street shops, a number of supermarkets, both doctor and dental surgeries, primary and secondary schools, leisure facilities including swimming pool and transport links to include both rail and bus station. The larger Cathedral City of Hereford is located approximately 13 miles to the south where a more comprehensive range of amenities can be found, with the picturesque South Shropshire town of Ludlow also readily available.

### **BRIEF DESCRIPTION**

161 Bargates is a delightful period property, set over three floors to offer comfortable accommodation to include an entrance hallway, living room with large bay window and feature open fireplace and decorative surround, leading through to a large family dining/living room adjacent to a well appointed and light and airy kitchen. There is also a useful utility room with w.c. To the first floor there is an additional open plan sitting room/playroom with windows overlooking the rear garden, a good sized and well appointed bathroom with a white suite. Also on this floor is a double bedroom, and to the second floor, two additional double bedrooms offering ample bedroom accommodation.

Outside, the property has well appointed and landscaped gardens with raised deck area, good sized lawn and patio area, surrounded by fencing and hedging to provide a versatile and generous garden space.

The Agents strongly recommend internal inspection to appreciate the size and the character of this delightful Victorian town property.

#### SERVICES

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

# **OUTGOINGS**

Council Tax Band: C.

# **LOCAL AUTHORITY**

Herefordshire Council. Telephone 01432 260000.

#### VIEWING

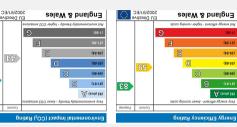
Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.















solicitor or surveyor.

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

these particulars.

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

the property is located on the left hand side. Leave Leominster, continuing along Bargates where DIRECTIONS



services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following