



2 Portland Street, Weobley, Herefordshire HR4 8SB

Grade II Listed 3 Bed. Terraced Cottage Requiring Renovation.

Guide Price £215,000

jackson
property

2 Portland Street

Weobley, Herefordshire HR4 8SB

- Located in the Heart of the Ever Popular and Well Served North Herefordshire Village of Weobley Overlooking the Main Street
- Character Grade II Listed Terraced Cottage Requiring Renovation/Refurbishment
- Currently Offering 3 Bedroomed Accommodation
- 3 Separate Reception Rooms and Kitchen
- Oil Fired Centrally Heated
- Good Sized Enclosed Gardens to Rear
- Offering a Unique Opportunity for a Renovation Project in the Heart of this Lovely Village
- Being Sold with No Onward Chain and Vacant Possession

Guide Price

£215,000

Freehold

To arrange a viewing please contact us on

t. 01568 610600

info@bill-jackson.co.uk

www.bill-jackson.co.uk



LOCATION

2 Portland Street is set in the heart of the sought after, picturesque village of Weobley. The village itself, set on the black and white trail, has excellent everyday village amenities with a number of shops in the main street to include general stores, butchers, tea rooms, pub and restaurant, together with primary and secondary school, doctors and dental surgery, Church, village hall and thriving local community, surrounded by delightful Herefordshire countryside. The market town of Leominster is close to hand for a more comprehensive range of amenities including a number of supermarkets and train station, with the larger Cathedral City of Hereford approximately 11 miles to the south.

BRIEF DESCRIPTION

This charming Grade II Listed terraced cottage overlooks the main street in the village and offers oil-fired centrally heated accommodation set over two floors.

The property does require refurbishment/renovation, but offers considerable potential to create a lovely home in the centre of this popular village. The front door opens off Portland Street through to a large reception hallway, with a further glazed door leading out to the rear open-fronted porch where there is also a door to a cloakroom/w.c. Doors then lead off from the reception hallway to the living room with two windows overlooking the gardens to the rear, exposed ceiling timbers and fireplace blocked off and currently not in use with raised tiled hearth and matching surround. There is also a separate sitting room with sash window to the front elevation, exposed ceiling timber and a further blocked off fireplace currently not in use. The current kitchen provides basic kitchen units with a stainless steel single drainer sink, window overlooking the gardens to the rear and housed in here is the Worcester oil-fired central heating boiler with a door then leading through to the dining room which also has a return door to the reception hallway, with sash window to the front elevation and Parkray fire in the fireplace.

The first floor accommodation is accessed via a staircase from the reception hallway leading up to the first floor landing which has doors off to all three double bedrooms, with the master and second bedroom having windows to the front elevation, the second bedroom also benefiting from a built-in cupboard/wardrobe and the third bedroom overlooking the gardens to the rear. In addition to this, there is a good sized bathroom with a suite to include panelled bath, wall-mounted hand wash basin and low flush w.c. with a built in linen cupboard.

Outside, the property also benefits from a large enclosed garden to the rear including good sized lawned areas, floral and shrub borders, however a little overgrown, but includes a detached shed/outbuilding and the oil tank for the central heating boiler.



SERVICES
Mains Electricity, Water & Drainage (to be confirmed).
Oil Fired Central Heating.

OUTGOINGS
Council Tax Band: D.

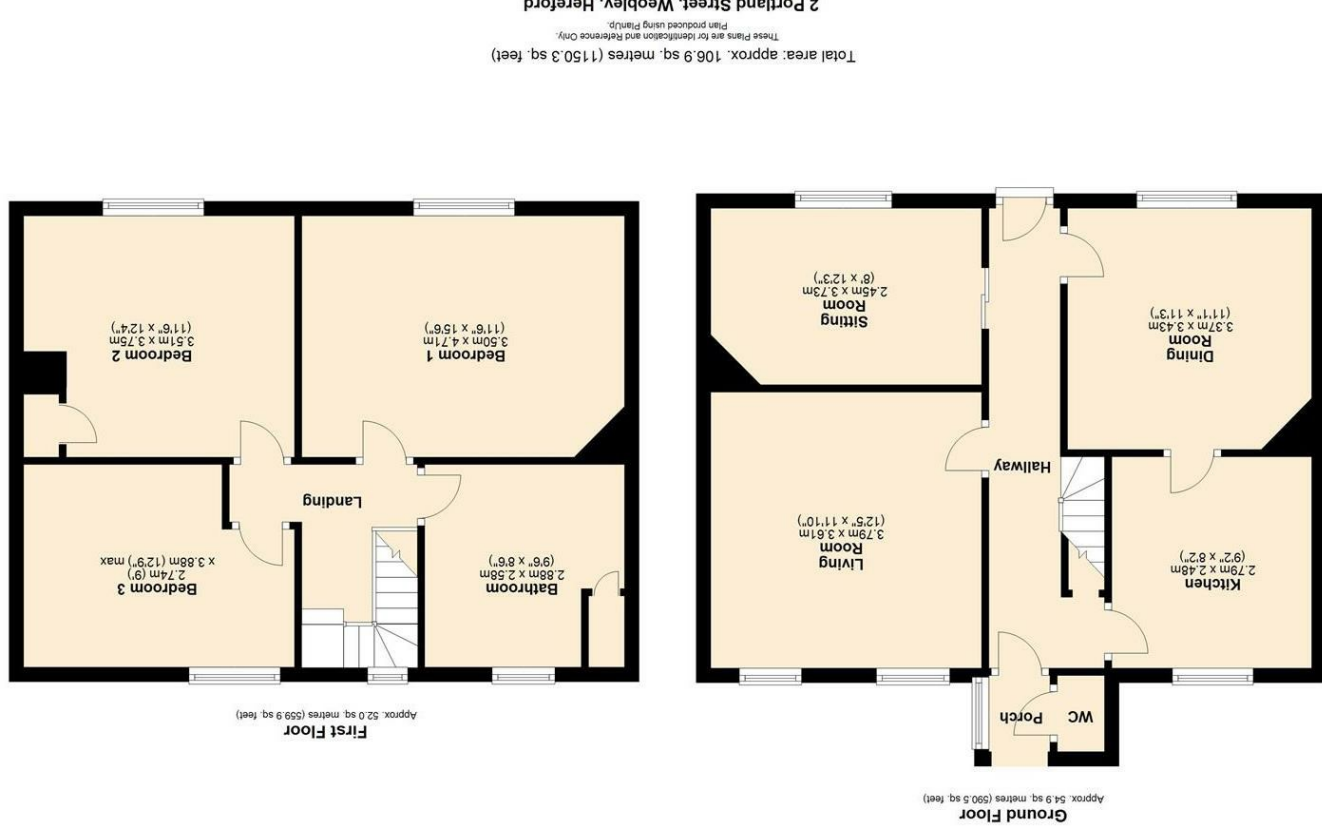
LOCAL AUTHORITY
Herefordshire Council. Telephone 01432 260000

VIEWING

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

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.



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.