



Moat House, 4a Bridge Street, Leominster, Herefordshire HR6 8DX

Period 3 Storey Grade II Listed Town House

O.I.R.O £138,500



Moat House, 4a Bridge Street

Leominster, Herefordshire HR6 8DX

- Grade II Listed Period Town House
- Good Sized Breakfast/Kitchen
- Living Room
- Bedroom 3/First Floor Living Room
- Two Further Bedrooms
- Family Bathroom
- Gas Central Heating
- Vacant Possession
- Viewing Recommended



O.I.R.O
£138,500
Freehold

To arrange a viewing please contact us on

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



LOCATION

Moat House, 4a Bridge Street is a Period town property having generous accommodation over three floors and within easy walking distance to the popular market town of Leominster. The town itself offers a comprehensive range of facilities including traditional High Street shops, a number of supermarkets, both primary and secondary schools, doctor and dentist surgeries, leisure facilities including swimming pool, good transport links to include both bus and 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.

BRIEF DESCRIPTION

Moat House is a Period Grade II Listed 3 storey town house having generous accommodation over all floors to include: a good sized kitchen with Period Minton flooring and stairs communicating off. There is a living room with sash windows to the front and fireplace. Upstairs, the landing has a window to the side and central heating radiator and door leading off to bedroom/living room which has a sash window to the front, feature fireplace and built-in storage cupboard. There is a family bathroom comprising bath, low level w.c. pedestal handwash basin, sash window overlooking the front with central heating radiator and airing cupboard. A further staircase leads to the second floor which has a skylight and doors off to an additional two double bedrooms, both with sash windows to the front and central heating radiators. The property benefits from gas central heating throughout.

The property would make an ideal first time purchase or investment property as it is conveniently located for the town of Leominster and has very generous accommodation throughout.

The property is being offered for sale with Vacant Possession and No Onward Chain. The Agents strongly recommend internal inspection to fully appreciate the size and character of the property on offer.

Please Note the property does not have a garden or outside space.

SERVICES

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

OUTGOINGS

Council Tax Band: C

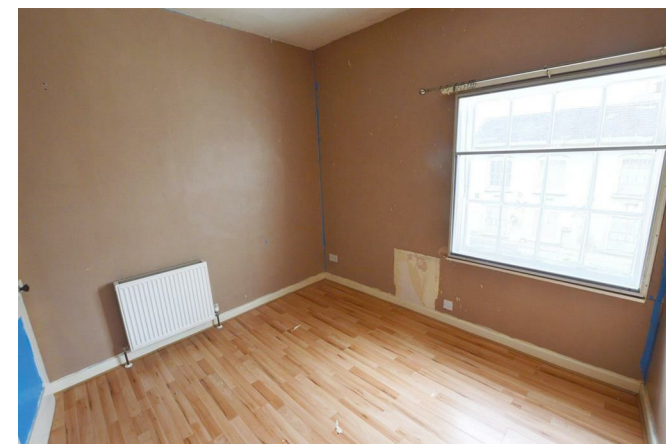
LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

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

Jackson Property (Leominster)



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.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - higher energy code	A	Very energy efficient - lower energy code	A
(81-91)	B	(81-91)	B
(61-80)	C	(61-80)	C
(31-60)	D	(31-60)	D
(13-30)	E	(13-30)	E
(1-12)	F	(1-12)	F
	G		G
Very energy intensive - higher energy code		Very energy intensive - lower energy code	
EU Directive 2002/91/EC	23	EU Directive 2002/91/EC	24
Current	Target	Current	Target
Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	

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.

4a Bridge Street, Leominster

Total area: approx. 104.5 sq. metres (1125.2 sq. feet)

These Plans are for Identification and Reference Only. Plan produced using Planip.

