



161 Bargates, Leominster, Herefordshire, HR6 8QT

Delightful and Characterful Victorian Town Property

O.I.R.O £214,950

jackson
property

**161 Bargates
Leominster
Herefordshire**

**HR6 8QT
O.I.R.O £214,950**

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,

- Impressive Victorian Terraced Town House Set In Mature Residential Location
- Offering Deceptively Spacious Flexible 3 Double Bedroomed Accommodation
- Open Plan Family Kitchen Dining Room, Separate Living Room & First Floor Sitting Room/Playroom
- Generous South Facing Rear Garden. Viewing Highly Recommended

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.

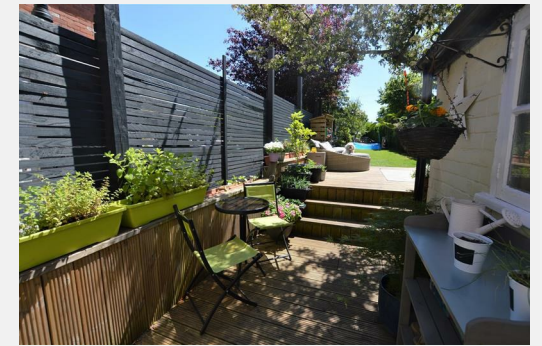
DIRECTIONS

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

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





Jackson International - for themselves and the owners/landlords 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/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



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 ₂) Rating	
Current	Potential	Current	Potential
83	83	76	76

England & Wales 2002/1/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very energy efficient - lower CO ₂ emissions	Very energy efficient - lower CO ₂ emissions	Very energy efficient - higher CO ₂ emissions
A (92-100)	A (92-100)	A (92-100)	A (92-100)
B (81-91)	B (81-91)	B (81-91)	B (81-91)
C (69-80)	C (69-80)	C (69-80)	C (69-80)
D (55-68)	D (55-68)	D (55-68)	D (55-68)
E (39-54)	E (39-54)	E (39-54)	E (39-54)
F (27-38)	F (27-38)	F (27-38)	F (27-38)
G (1-26)	G (1-26)	G (1-26)	G (1-26)

