



43 Bargates, Leominster, Herefordshire HR6 8EY

Traditional Grade II Listed Terraced 3 Bed Town House.

Asking Price £150,000



43 Bargates

Leominster, Herefordshire HR6 8EY

- Situated in a Convenient and Mature Residential Position Just Off the Centre of the Market Town of Leominster
- A Traditional Grade II Listed Mid-Terraced Town House Offering Character 3 Bedroomed Accommodation Set Over 3 Floors
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- Living Room, Separate Dining Room & Cellar
- Partly Double-Glazed and Partly Centrally Heated
- Large Mature Gardens to the Rear Including Garden Shed & Greenhouses

Asking Price

£150,000

Freehold

To arrange a viewing please contact us on

t. 01568 610600

info@bill-jackson.co.uk

www.bill-jackson.co.uk



LOCATION

This charming Grade II Listed traditional terraced town house is situated in a mature residential position set just off the centre of the market town of Leominster. The town itself offers a comprehensive range of amenities including traditional High Street shops, a number of supermarkets, leisure facilities, primary and secondary schools, doctor and dental surgeries, with the benefit of both a bus and railway 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 ever popular South Shropshire historic town of Ludlow also easily accessible.

BRIEF DESCRIPTION

This charming terraced Grade II Listed property offers accommodation set over three floors. Approached from the pavement, a glazed inset front door opens to an enclosed reception hallway which continues through to the family living room with secondary glazed window to the front elevation and forming a feature to the room is a stone fireplace with raised hearth and mantel shelf above (currently not used). From the living room, a staircase leads up to the first floor accommodation and an archway leads through to the dining room which offers ample space for a family table, it has an original fireplace which is (currently not in use), window to the rear elevation and access to a useful cellar storage. From the dining room, an archway leads through to a kitchen which has a range of base and wall units, a stainless steel single drainer sink unit and planned space for cooker and space and plumbing for both washing machine and slimline dishwasher. To the rear of the kitchen is a hallway which gives access out to the gardens and also leads to a downstairs cloakroom with low flush w.c. and double-glazed window to the rear.

The first floor accommodation is accessed via an enclosed staircase from the living room which leads up to the first floor landing with doors off to the master bedroom (bedroom 1) a good sized double bedroom with secondary glazed window to the front elevation, exposed ceiling timbers, original cast iron fireplace and large built-in wardrobe. There is a further second bedroom on the first floor which has a double-glazed window to the rear elevation and cupboard which houses the Ideal gas-fired central heating boiler. The family bathroom comprises a panelled bath with separate electric shower over, low flush w.c. and wall-mounted hand wash basin with double-glazed window to the rear elevation. A staircase then leads up from the landing to the second floor landing with exposed wall and ceiling timbers and door through to bedroom 3 a double bedroom with double-glazed wooden window to the front elevation, exposed wall timbers, built-in wardrobe and inspection hatch to the roof.

Outside, the property benefits from a larger than average rear garden which is accessed from the back of the property via a pathway and is south facing and has been lovingly enjoyed by the current owners for many years. There is a designated large vegetable section, lawned gardens and a central feature of an ornamental fish pond with waterfall and rockery. There are two aluminium framed greenhouses and a timber-built workshop.

SERVICES

Mains Electricity, Gas, Water & Drainage.

Gas-fired central heating

Telephone (Subject to B.T. Regulations)



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.



Jackson Property (Leominster)
 Strictly by prior appointment through the Agents, Jackson Property, Telephone 01568 610600.
 Herefordshire Council. Telephone 01432 260000
 LOCAL AUTHORITY
 Council Tax Band: B
 OUTGOINGS

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.

ROOM EMASUREMENTS
 LIVING ROOM - 15'6 x 11'8 (4.72m x 3.56m)
 DINING ROOM - 12'7 x 10'6 (3.84m x 3.20m)
 KITCHEN - 10'3 x 7'6 (3.12m x 2.29m)
FIRST FLOOR
 BEDROOM 1 - 12'4 x 13'4 (3.76m x 4.06)
 BEDROOM 3 - 12'8 x 5'8 (3.86m x 1.73m)
SECOND FLOOR
 BEDROOM 2 - 13'3 x 13'3 (4.04m x 4.04m)