



1 The Old Malt Hse, South St., Leominster, Herefordshire HR6 8JF

Ground Floor 1 Bed Grade II Listed Maisonette In Convenient Location

Asking Price £74,950

jackson
property

1 The Old Malt Hse, South St.

Leominster, Herefordshire HR6 8JF

- Set Just Off The Centre Of The Market Town Of Leominster
- Well Presented Grade II Listed Ground Floor Maisonette
- Offering Modern 1 Bedroomed Accommodation
- Gas Fired Centrally Heated
- Residents Drying Area & Bike Shed
- Ideal Property For First Time Buyers Or The By To Let Market

Asking Price

£74,950

Leasehold

To arrange a viewing please contact us on

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



LOCATION

The property is located in a convenient position just off the centre of the market town of Leominster which offers a comprehensive range of amenities including a number of traditional High Street shops, supermarkets, doctor and dental surgeries, primary and secondary schools, leisure facilities including swimming pool and excellent transport links including 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 and the popular South Shropshire Historic town of Ludlow is also close to hand.

BRIEF DESCRIPTION

This well presented ground floor maisonette is approached through double doors opening through to the good sized lounge/dining room with two original leaded glazed windows to the front elevation, high ceiling giving a spacious feel and ceiling and wall lighting. Leading off is the kitchen which offer a range of matching base and wall units with inset sink and work surfaces and appliances to include gas hob with extractor hood above, electric oven below and integrated dishwasher and washer/dryer with room for upright fridge/freezer. House in the kitchen is the gas fired central heating boiler.

Further doors from the lounge area lead to the bedroom which benefits from a window to the side elevation, ceiling and wall lighting and ample room for bedroom furnishing. The bathroom comprises a modern suite to include panelled bath with mains shower over, low flush WC and pedestal wash hand basin.

OUTSIDE

The property is situated in a convenient location just off the town centre and its amenities. The property has its own independent access of South Street and the residence of The Old Malt House have use of a clothes drying area and bike shed to the rear of the property.

SERVICES

Mains Water, Electric, Gas and Drainage connected.
Gas Fired Centrally Heated

OUTGOINGS

Council Tax Band - A



LOCAL AUTHORITY
The Herefordshire Council - 01432 260000

VIEWING

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

LEASE

The Property is Leasehold with a 125 year lease in place.
A ground rent of £150.00 and a service charge of £307.00 are payable yearly.

ROOM MEASUREMENTS

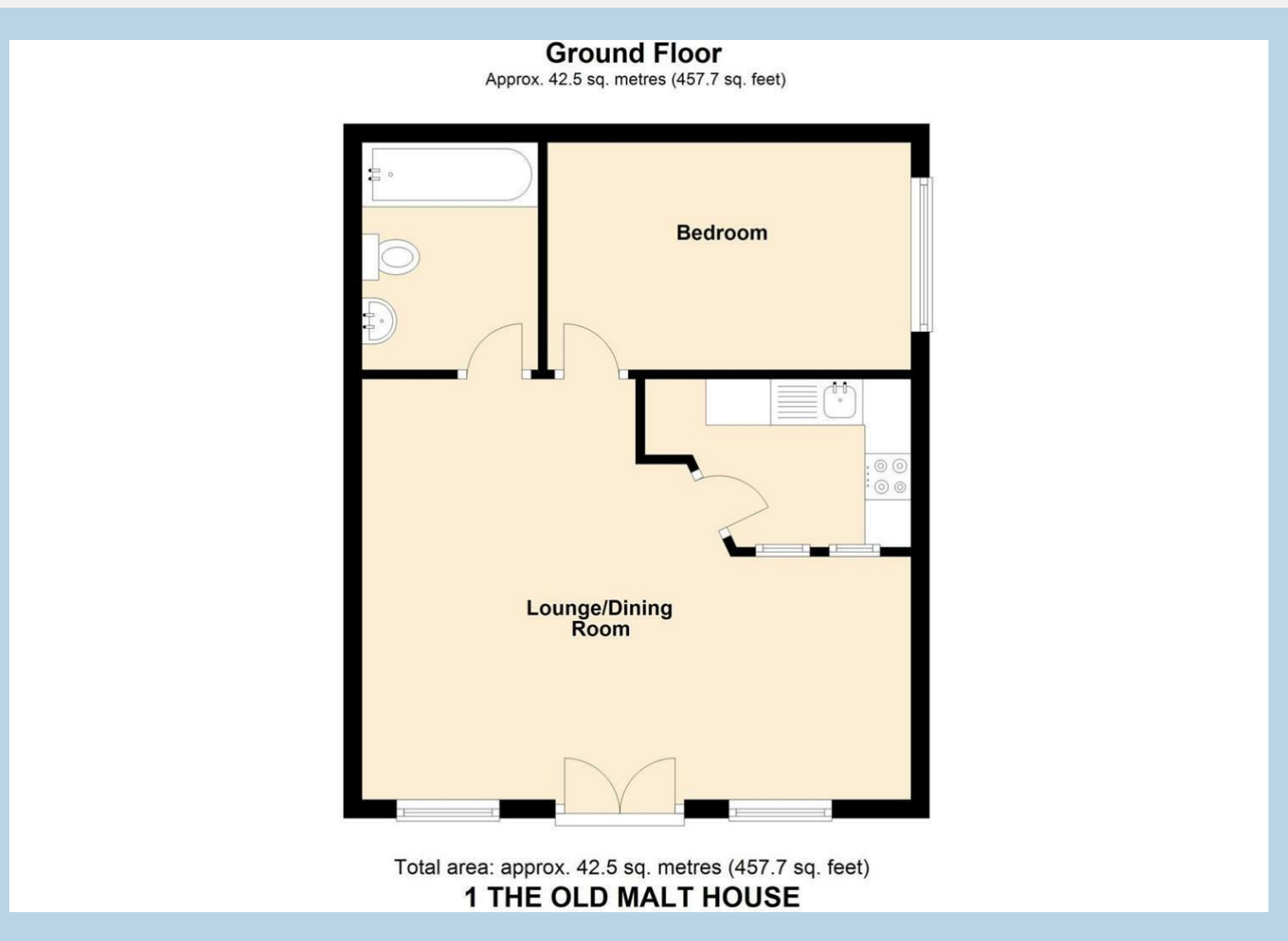
LOUNGE/DINING ROOM - 18'8 x 15'9 max (5.67m x 4.80m max)

KITCHEN - 9'3 x 6'5 (2.82m x 1.96m)

BEDROOM - 12'11 x 8'2 (3.94m x 2.49m)

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