



4 Bryanston Hse, 33 South St., Leominster, Herefordshire, HR6 8JQ

First Floor 1 Bed Grade II Listed Flat With Allocated Parking

Asking Price £115,000





# 4 Bryanston Hse, 33 South St.

Leominster, Herefordshire, HR6 8JQ

- Located Just Off The Centre Of The Market Town Of Leominster
- First Floor Flat Forming Part Of A Select Conversion Of Former Town House
- Offering 1 Bedroomed Accommodation With Living Room, Kitchen & Shower Room
- Secure Gated Allocated Parking To Rear
- Being Sold With No Onward Chain & Vacant Possession
- Ideal Property For First Time Buyer, Buy To Let Market Or Someone Looking To Be Close To The Town Centre

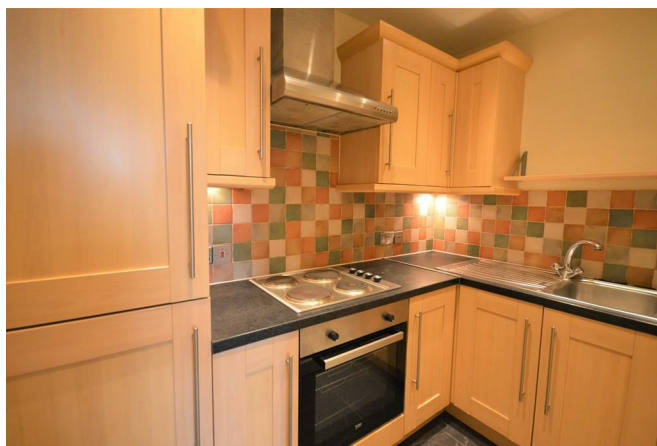
*Asking Price*

*£115,000*

*Leasehold*

To arrange a viewing please contact us on

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





#### LOCATION

Forming part of a select block of flats converted from a traditional Grade II Listed town house set just off the centre of the market town of Leominster. The town itself offers an excellent range of amenities including traditional High Street shops and a number of supermarkets, primary and secondary school, doctor and dental surgeries and leisure facilities to include swimming pool. The town has good transport facilities including bus and railway stations, with the Cathedral City of Hereford approximately 13 miles to the south. Also in close proximity is the Historic South Shropshire town of Ludlow with Worcester City approximately 40 minutes drive where there is access to the M5.

#### BRIEF DESCRIPTION

The front door opens to an impressive communal Reception Hallway which services all the flats and also has access to the communal parking and courtyard to the rear. A stunning original staircase leads up to the first floor landing with a private door then opening to the flat, which is located to the rear of the property. The front door opens to a Reception Hallway with intercom to the main front door and built-in cupboard with space and plumbing for washing machine and electric water heater. Doors then lead off to the spacious Living/Dining Room with secondary glazed sash window to the rear elevation, wall mounted electric heater and forming a central feature is a fireplace with ornate surround (not in use).

An archway leads off to the modern Kitchen which comprises a range of matching base and wall units with work surfaces and inset sink with electric hob with extractor hood above, electric oven and grill and integrated fridge freezer. Off the Reception Hallway a door leads to the Double Bedroom with secondary glazed sash window to the rear elevation and wall mounted electric heater. The Shower Room is also accessed from the Reception Hallway and comprises a suite to include an enclosed shower cubical with electric shower, low flush WC, hand wash basin, electric towel radiator and secondary glazed sash window to the rear.

#### OUTSIDE

The property benefits from its own allocated parking space to the rear, access via a secure gated access and small communal courtyard.

Off the main Communal Reception Hallway is access to a large Cellar providing communal storage.

#### SERVICES

Mains Electricity, Water and Drainage

#### OUTGOINGS

Council Tax Band: A

#### LEASE DETAILS

There Will Be A 999 Year Lease

Management Company and Maintenance/Service Charges To Be Confirmed

#### LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000



**VIEWINGS**

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

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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 MEASUREMENTS**

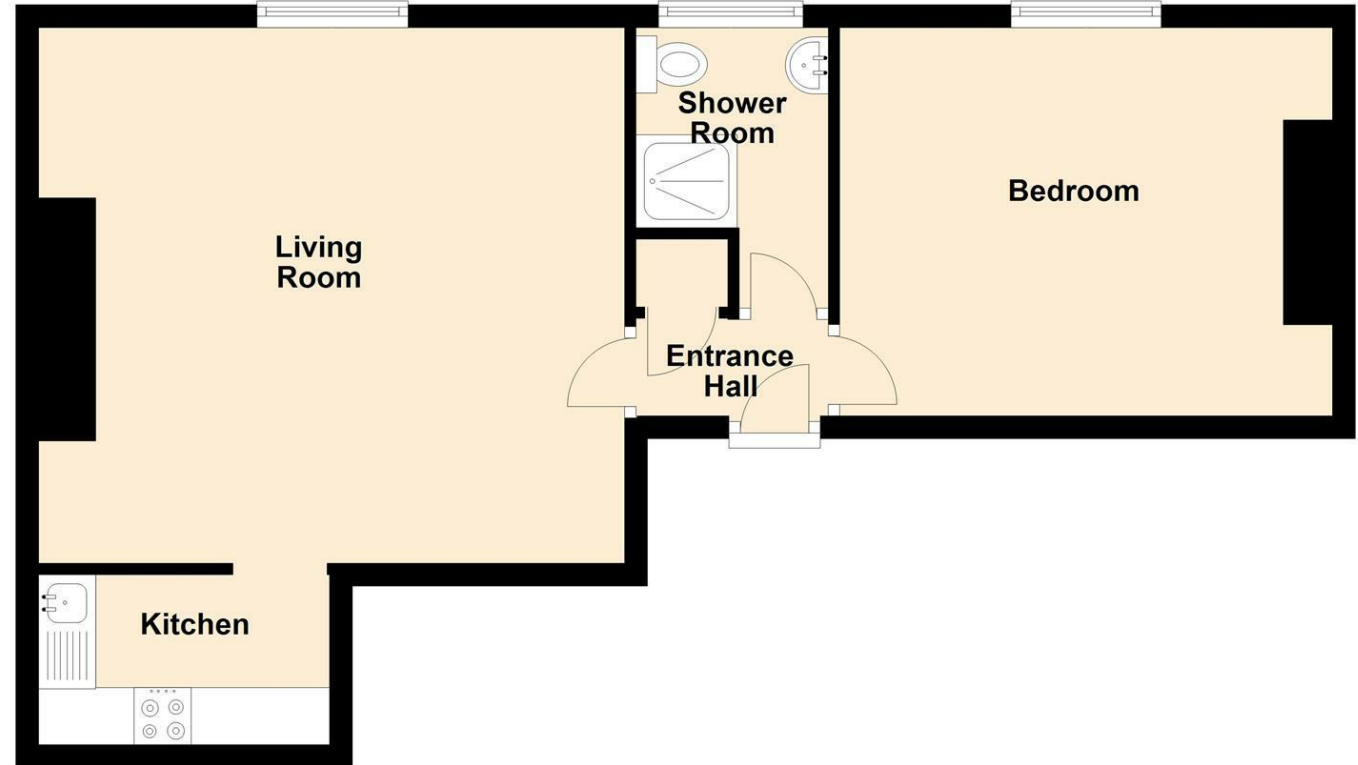
LIVING/DINING ROOM - 16'9 x 15'4 (5.11m x 4.67m)

KITCHEN - 8'4 x 4'10 (2.54m x 1.47m)

BEDROOM - 14'2 x 11'1 (4.32m x 3.38m)

**Ground Floor**

Approx. 49.2 sq. metres (529.7 sq. feet)



Total area: approx. 49.2 sq. metres (529.7 sq. feet)

| Energy Efficiency Rating   |                         | Environmental Impact (CO <sub>2</sub> ) Rating   |                         |
|--|-------------------------|--|-------------------------|
| Current  | Potential               | Current  | Potential               |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> | <p>77</p>               | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |                         |
| England & Wales  | EU Directive 2002/91/EC | England & Wales  | EU Directive 2002/91/EC |

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.