



JonathanWright
estate agents



167 Bargates, Leominster, HR6 8QT. £170,000 PLUS BUYERS PREMIUM

**167 Bargates
Leominster
HR6 8QT**

Plus Buyers Premium £170,000

PROPERTY FEATURES

- **Character Town House**
- **4 Bedrooms**
- **Three Storey**
- **Sitting Room**
- **Separate Dining Room**
- **Kitchen**
- **Ground Floor Bathroom**
- **Cellar**
- **South Facing Courtyard and Rear Garden**
- **In Need of Modernisation**

To view call 01568 616666





For sale by unconditional online auction on 31 October 2024.

An exciting opportunity to purchase a three storey house in a prominent position and in need of modernisation. The property offers spacious and character accommodation to include a reception hall, sitting room with fireplace, spacious dining room, kitchen, ground floor bathroom, useful cellar, 4 double bedrooms and outside a gravelled garden to front, a south facing courtyard garden to rear with access to a large main garden, ideal for families or keen gardeners.

Bargates is well positioned for Leominster's town centre and amenities to include a nearby Morrisons supermarket and the town centre offers a wealth of amenities to include good schooling, sixth form college, sports centre with swimming pool, shops and supermarkets, cafes and restaurants.

The cathedral city of Hereford is just 13 miles to the south and motorway links are available at Worcester 30 miles to the east.

Details of 167 Bargates, Leominster are further describes as follows:

A recess porch with an original tiled floor and entrance door opens into a reception hall.

The reception hall has character features to include coving, a feature archway and a door leading off into the sitting room. The sitting room has a delightful bay window to front with sash windows overlooking Bargates, also an open fireplace with tiled hearth and a fire surround and mantle shelf over. There are usable alcoves to either side of the chimney breast and picture picture rail.

From the reception hall a door opens into the good size dining room which is an ideal environment for entertaining having a fireplace with tiled hearth, a picture rail and a window looking out to the attractive courtyard garden.

From the dining room a door opens into the kitchen. The kitchen has a working surface with an inset sink unit, cupboards and drawers under and space and plumbing for a washing machine. There is a further working surface with an inset gas hob, a gas double oven under, a concealed extractor hood with fan over and there are cupboards and also space for a fridge. The kitchen has matching eye-level cupboards, tiled splashbacks, tiled flooring, window to side and a door giving access to a courtyard garden.

From the kitchen a door opens into the bathroom having a suite in white to include a side panelled bath, pedestal wash hand basin and a low flush W.C. There is tiling to splashbacks, frosted window to side and doors into an airing cupboard housing a factory insulated hot water cylinder with immersion heater.

From the reception hall a staircase rises up to the first floor landing with doors off to the first floor bedroom accommodation.

Bedroom one is a large double bedroom has 2 sash windows to the front, shelving fitted to either side of the chimney breast, an electric night storage heater and ample room for bedroom furniture.

Bedroom two is also a large double bedroom having a sash

window to rear with attractive outlook over gardens..

From the first floor landing a staircase rises up to the second floor landing with doors off to second floor bedrooms.

Bedroom three is a good sized bedroom having a Velux roof light, exposed floorboards and a latch and lever door into a large walk-in storeroom, which may have potential for an en-suite.

Bedroom four has an attractive far reaching view through a sash window to the rear across Leominster town and also has ample room for bedroom furniture.

From the dining room a door gives access to steps leading down to a cellar.

The good size cellar offers potential for conversion into further accommodation but also provides a useful storage space.

OUTSIDE.

The property is situated in a prominent position along Bargates having unrestricted parking to front and a pathway with steps give access to the front door and there are raised gravelled gardens.

REAR GARDENS.

The property enjoys a private, south facing courtyard garden which is brick paved and has outside lighting, a cold water tap and gated access to a pathway leading in-between neighboring gardens along to the garden.

The large main garden is ideal for young families and keen gardeners and is laid mainly to lawn with attractive floral borders. There is brick walling to side boundary , a timber built storage shed and the garden could easily be fenced off to make a private garden area.

The property has access through a shared secure door along a pathway providing rear access.

SERVICES.

All mains services are connected and telephone subject to BT regulations.

ONLINE AUCTION

For sale by unconditional online auction on 31 October 2024 and the Auction will be hosted by Town and Country Property Auctions www.townandcountrypropertyauctions.co.uk An option to bid and terms and conditions can be seen on their website <https://birmingham.townandcountrypropertyauctions.co.uk/lot/det>

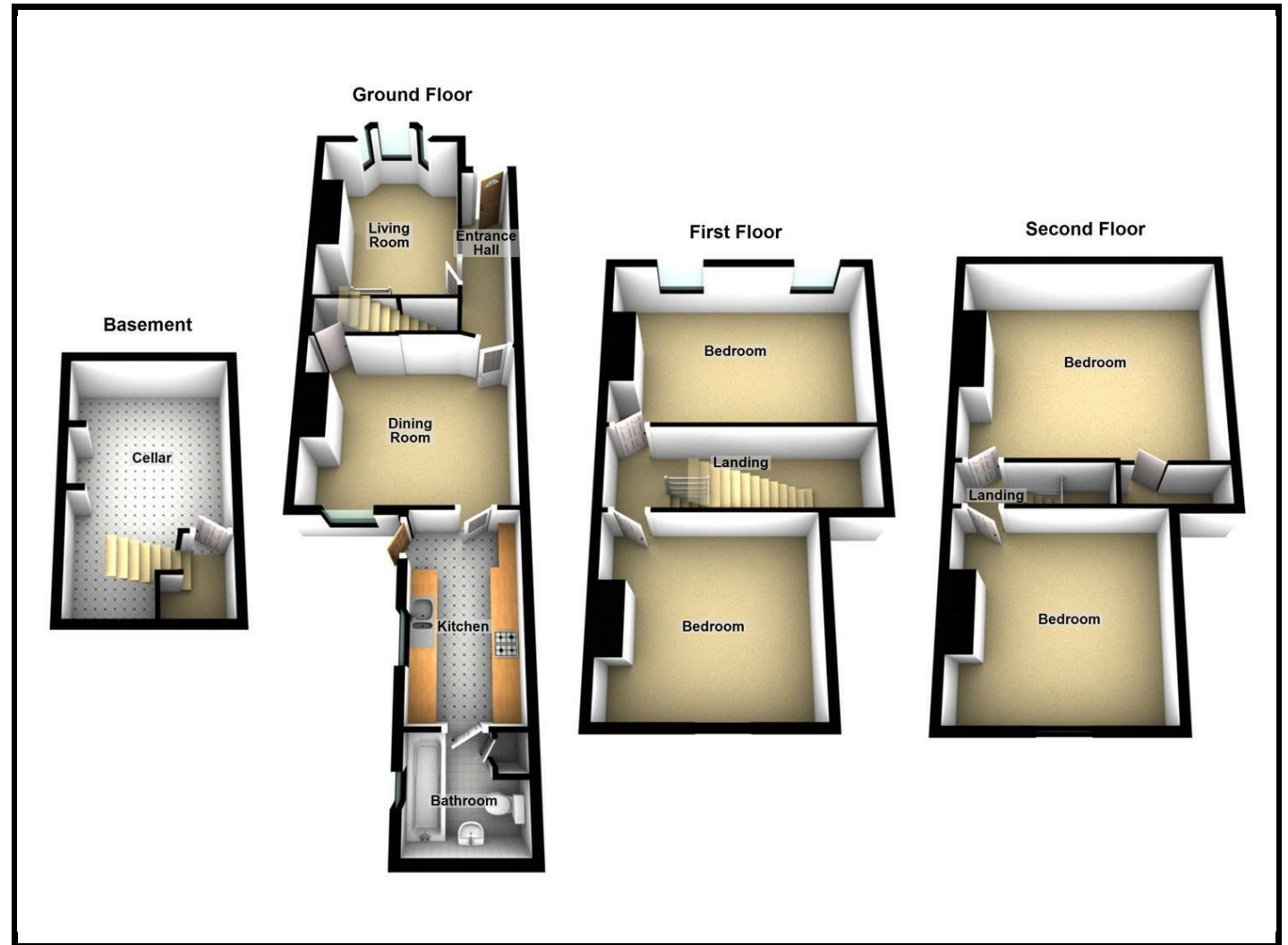
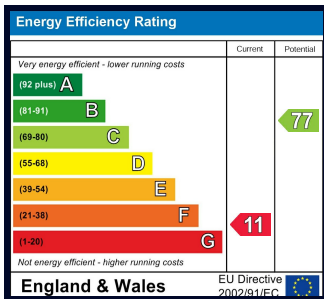
UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

ROOMS AND SIZES

Reception Hall	
Sitting Room	5.05m x 3.05m (16'7" x 10')
Dining Room	4.04m x 3.66m (13'3" x 12')
Kitchen	3.40m x 2.24m (11'2" x 7'4")
Bathroom	
Bedroom One	5.26m x 3.66m (17'3" x 12')
Bedroom Two	4.11m x 3.81m (13'6" x 12'6")
Bedroom Three	5.26m x 4.57m (17'3" x 15')
Bedroom Four	4.14m x 3.84m (13'7" x 12'7")
Cellar	5.26m x 2.95m (17'3" x 9'8")
Rear Garden	

PROPERTY INFORMATION

Council Tax Band - C
Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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