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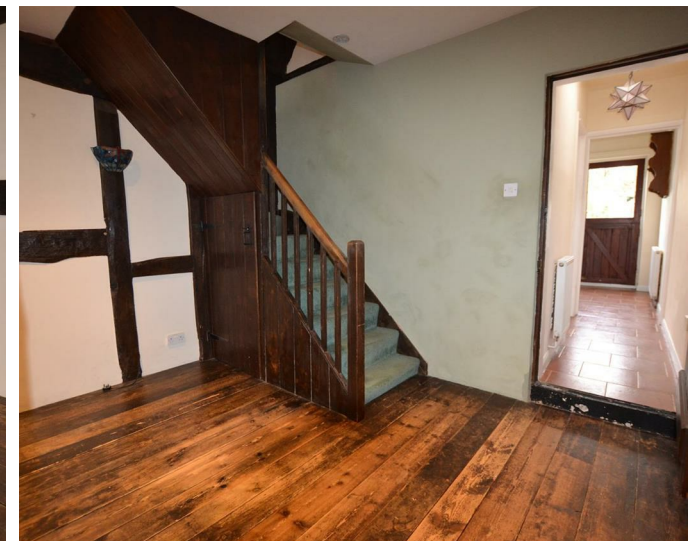
104 South Street, Leominster, HR6 8JF. £175,000

**104 South Street
Leominster
HR6 8JF**

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PROPERTY FEATURES

- **Character Cottage**
- **2 Bedrooms**
- **Sitting Room**
- **Dining Area**
- **Fitted Kitchen**
- **Ground Floor Bathroom**
- **Rear Garden**
- **Close To Town centre**
- **Grade 2 Listed**



To view call 01568 616666



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Situated close to Leominster's town centre and amenities, an attractive Grade 2 Listed character cottage offering extended living accommodation to include a sitting room with fireplace, dining area, kitchen, ground floor bathroom, 2 good size bedrooms and outside unrestricted parking to the front and a good size west facing garden to rear.

Within easy walking distance of the property is Leominster's town centre, which enjoys a wide range of amenities to include shopssupermarkets, cafes and restaurants, also close by is a sports centre with swimming pool and also a train station with regular train services to the nearby cathedral city of Hereford.

Details of 104 South Street, Leominster are further described as follows:

An entrance door opens into the sitting room which has a wealth of character to include exposed wall timbers and original floorboards throughout. There is also a secondary glazed window to front, inset lighting and standing on a raised hearth is a gas fire with mantle shelf over.

Off the sitting room is a dining area having exposed wall timbers, power points and also behind a glass frame is an exposed wattle and daub feature.

From the dining area a door leads into an inner hallway with roof light, tiled flooring and a doorway leading to the kitchen.

The kitchen has a working surface with a Belfast sink unit with mixer tap over and cupboard under. Working surfaces continue with base units of cupboards and drawers and there is a planned space for a washing machine, planned space for a fridge ,a range of eye-level cupboards and built into the working surface is an electric hob with oven under. The kitchen has tiled splashbacks, a UPVC double glazed window overlooking gardens to rear and also situated in the kitchen is a Worcester gas fired boiler

heating hot water and radiators as listed. From the inner hallway a door opens into the bathroom having a suite to include a side panelled bath with a mains fed shower over, pedestal wash hand basin, low flush W.C, also a roof light, tiled flooring, vanity light with shaver socket and a door into a linen cupboard with shelving.

From the dining area a staircase rises up to a first floor landing having a ceiling light, inspection hatch with a drop down ladder to the roof space above, which is boarded and also has lighting.

Doors from the landing lead off to the bedroom accommodation.

Bedroom one is a good sized room having exposed wall and ceiling timbers, an attractive ornamental fireplace, inset lighting, ample room for bedroom furniture, and a secondary glazed window to front.

Bedroom two is also a good sized bedroom having exposed character timbers and a double glazed window to rear.

OUTSIDE.

The property is situated in a convenient position close to Leominster's town centre and amenities. To the front of the property are parking bays with residents parking permits available.

REAR GARDEN.

The property enjoys a good size rear garden having a timber deck seating area and an outside cold water tap. The garden is laid mainly to lawn with shrub borders and also a further patio area. The garden is west facing and enjoys the afternoon sunshine.

SERVICES.

All mains services are connected, gas fired central heating and telephone subject to BT regulations.

ROOMS AND SIZES

Entrance Door

Sitting Room 3.76m x 3.35m (12'4" x 11')

Dining Area 3.35m x 2.46m (11' x 8'1")

Kitchen 3.05m x 2.31m (10' x 7'7")

Ground Floor Bathroom

Bedroom One 3.48m x 3.25m (11'5" x 10'8")

Bedroom Two 2.82m x 2.29m (9'3" x 7'6")

Rear Garden

PROPERTY INFORMATION

Council Tax Band - A

Property Tenure - Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Appliances

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

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