



**JonathanWright**  
estate agents



**28 Burgess Street, Leominster, HR6 8DE. No Onward Chain £197,500**

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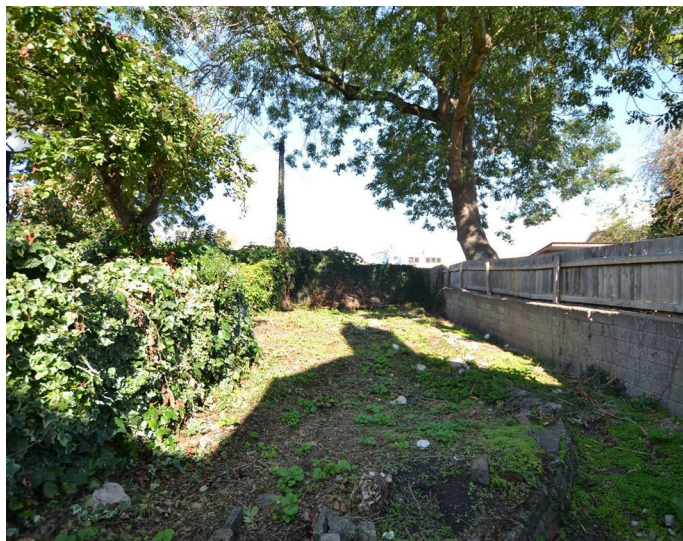
### **PROPERTY FEATURES**

- **Large Detached Town House**
- **4/5 Bedrooms**
- **Sitting Room**
- **Dining Room**
- **Kitchen**
- **Large Bathroom**
- **Cellar**
- **Small Garden To Front & Garden To Rear**
- **Just Off The Main Town Centre**
- **Commercial EPC 82-D**

**To view call 01568 616666**



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Situated just off Leominster's main town centre, a large and imposing town house in need of complete modernisation and improvement, offering accommodation to include a lounge, separate dining room, kitchen area, cellar, 4/5 Bedrooms, large bathroom and outside small garden to front, good size garden to rear.

The property is offered for sale with No-Ongoing Chain.

The full particulars of 28 Burgess Street, Leominster are further described as follows:

The property is a large detached town house of brick construction under a slate roof.

A glazed entrance door opens into a wide reception hall having a door off to a sitting room.

The sitting room has a window to front and a fireplace with a gas fire inset.

From the reception hall a door opens into the dining room having a fireplace with a gas fire inset and window to rear. At the end of the reception hall a door opens into an original kitchen.

All that remains of the original kitchen is an archway where a range would have been fitted. The kitchen has water, window to side also a door to side and a door opening into a pantry with a window and a cold slab.

A door from the kitchen leads down to the cellar.

From the reception hall a staircase rises up passed a window to side and up to the first floor landing having doors off to bedrooms.

Bedroom one has 2 windows to front, high ceiling and a fireplace with gas fire inset.

Bedroom two has an original fireplace

with gas fire inset and a window overlooking the garden to rear.

From the landing a door opens into a large bathroom having a cast iron bath, wash hand basin and a low flush W.C. There is a window to rear and a door to an airing cupboard.

From the first floor landing a staircase rises passed a window to side and up to the second floor with additional bedrooms.

Bedroom three has an exposed ceiling timber, roof light and a window to side.

Bedroom four Also has an exposed ceiling timber, roof light and a window to side.

From bedroom four a door opens into bedroom five.

Bedroom five has an exposed ceiling timber and a window to side.

#### OUTSIDE.

The property is approached to the front off Burgess Street, where there is a small garden and a gate giving access to the entrance door.

#### REAR GARDEN.

The property has a benefit of a garden to rear, which is of a good size, in need of cultivation, having block walling and hedging forming the boundaries. The property also enjoys side access around to the garden to rear.

#### RATEABLE VALUE

The current Rateable Value is £6,000.00 and the payable rates for a small business are £2,994 (approx) per annum. Small business rates relief may apply and please call Herefordshire Council for confirmation 01432 260000.

COMMERCIAL EPC 82 D



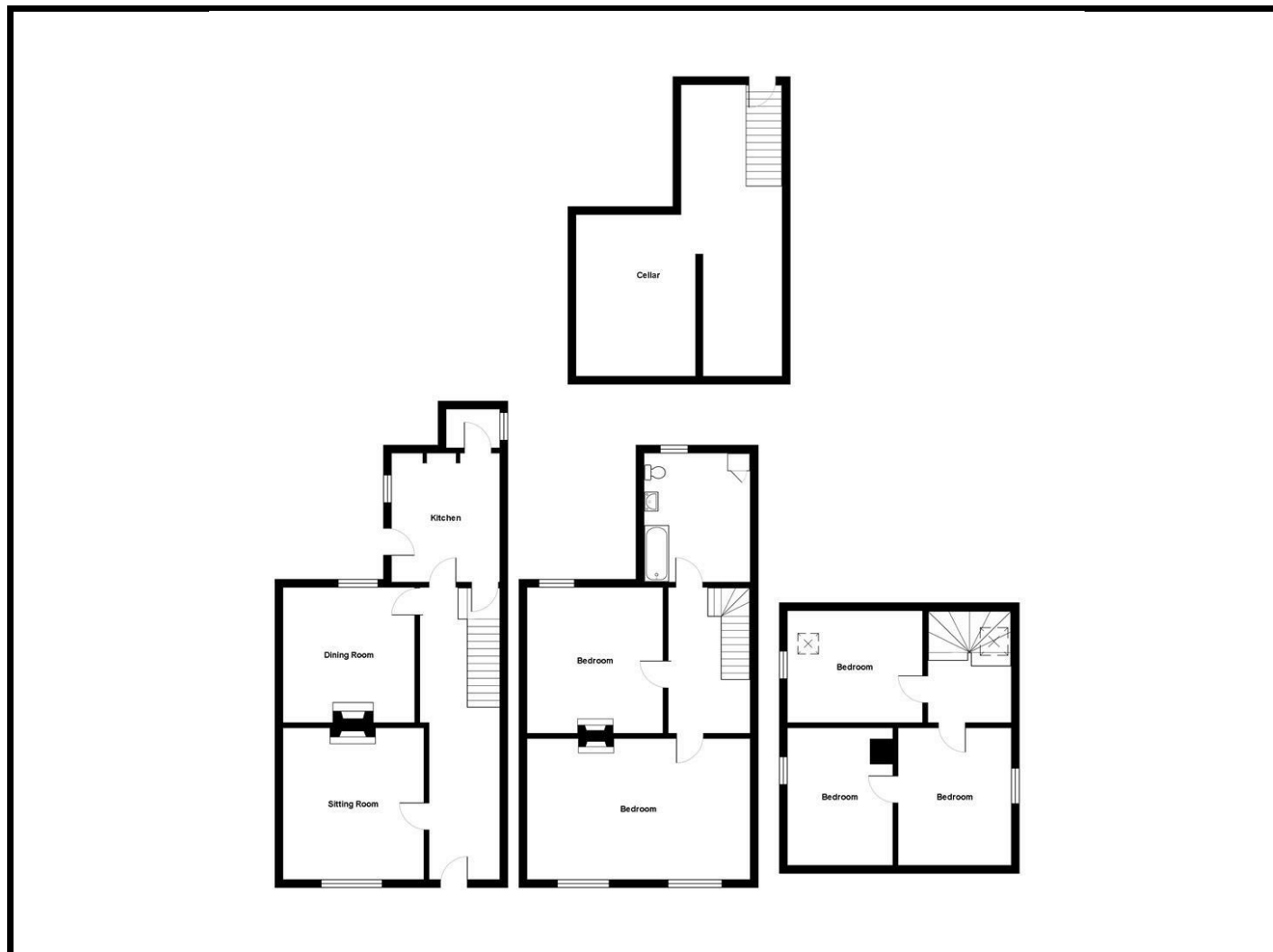
## ROOMS AND SIZES

Reception Hall	
Sitting Room	4.27m x 3.96m (14' x 13')
Dining Room	3.81m x 3.81m (12'6" x 12'6")
Kitchen	3.61m x 3.05m (11'10" x 10')
Bedroom One	6.27m x 3.96m (20'7" x 13')
Bedroom Two	3.96m x 3.81m (13' x 12'6")
Bathroom	3.40m x 2.97m (11'2" x 9'9")
Bedroom Three	3.96m x 3.81m (13' x 12'6")
Bedroom Four	3.96m x 3.23m (13' x 10'7")
Bedroom Five	3.96m x 2.84m (13' x 9'4")
Rear Garden	

## PROPERTY INFORMATION

Council Tax Band -  
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		
(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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Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.