



115 Etnam Street, Leominster, HR6 8AF

Offers in the region of £325,000



Holters
Local Agent, National Exposure

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Looking for the 'WOW' factor? Well this property certainly has it! Offering 4 bedrooms, 3 reception room and 3 bathrooms, this end-of-terrace townhouse is available with no upward chain and has been completely refurbished to a very high-standard.

Key Features

- End-Terraced Townhouse
- Extended & Fully Refurbished
- 4 Bedrooms & 3 Bathrooms
- 3 Reception Rooms
- High Quality Finish Throughout
- Period Features
- Set Over 3 Floors
- Available with No Upward Chain
- Landscaped Rear Garden
- Town Centre Location

The Property

Introducing 115 Etnam Street, which is a truly magnificent, fully refurbished, end-of-terrace townhouse located in the popular, historic town of Leominster which sits in the rural county of Herefordshire close to the Welsh/English border. Available to purchase with no upward chain, this stunning property is conveniently located a mere stones throw from the town centre with its many independently owned shops and facilities and Leominster Railway Station.

Originally built circa mid 19th century, this fabulous home has been meticulously renovated to an extremely high-standard by the current owner over the last couple of years leaving no stone left un-turned while retaining many character features. Having more or less every detail either renewed or upgraded, this stunning dwelling has had a complete overhaul from the central heating to the stunning kitchen and from the windows and doors to the electrics and roof. The quality certainly does not finish inside with 115 Etnam Street offering a landscaped rear garden,

which is accessed through large bi-fold doors off the kitchen, while up top there are fully owned 3.24Kw solar panels to help with those electrical bills.

The property has a pleasant blend of contemporary and traditional features and offers versatile accommodation set over 3 floors and could be open to a wide variety of buyer types from growing families to downsizing purchasers looking to be close to the town centre amenities. In total there are 4 good-sized bedrooms and 2 modern bathrooms on the middle and top storeys, while on the ground floor there is a cosy front reception room, the open-plan kitchen diner and a further reception room which doubles up as a fifth bedroom should the new occupiers require a downstairs bedroom with an en-suite shower room off.

Inside, the entrance door opens into the hallway featuring quarry tiled flooring, stairs rising off to the middle floor and doors leading into the front living room, the second reception room/fifth bedroom with shower room and the beautiful kitchen diner located at the back of the house. Installed with a range of fitted appliances and a plenty of cupboard and drawer space, the kitchen diner is the perfect entertaining space and fully caters the needs of 21st century living. In addition, there is a breakfast island, space for a range cooker and a door opening into a useful utility cupboard where there is space and plumbing for a washing machine and tumble dryer, while large bi-folding doors allow

natural light to flood into the room and provide access out the garden. On the middle floor, a landing area gives way to 3 sizeable bedrooms and the family shower room. The large master is located at the front of the house and boast having a private en-suite. On the top floor finds a further double bedroom, which has space within the eaves for the addition of fitted storage if required.

Outside and as fore-mentioned, there is a beautifully landscaped rear garden. The area immediately at the back of the house is fully paved and poses as the perfect spot to relax/entertain on with easy access into the house via the bi-fold doors. From here, a paved path leads through the largely lawned, L-shaped garden to the useful shed where a further paved area is found. The garden has multiple electrical points, a mature cherry tree and well-defined fenced borders. Parking-wise, there is no designated parking, however unrestricted parking is located on Etnam Street.

The Location

Leominster is a charming market town located in Herefordshire and known for its rich history and picturesque surroundings. Nestled near the River Lugg, Leominster boasts a vibrant community and a variety of amenities. The town features a selection of shops, cafes, and restaurants, offering both local produce and international cuisine. The historic market, held weekly, showcases the best of Herefordshire's agricultural offerings, making it a hub for locals and visitors alike.



Leominster is well-equipped with facilities including schools, doctors, supermarkets, leisure centre/swimming pool and recreational areas. For nature enthusiasts, the surrounding countryside offers scenic walking trails and gardens, including the beautiful Grange Court park and a selection of nearby National Trust run stately homes. The Cathedral City of Hereford is 13 miles south and easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Leominster station.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Herefordshire Council - Band B.

Broadband

Enquiries via USWITCH indicates the property has an estimated fibre broadband speed of 31MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Tenbury Wells - 10 Miles
- Bromyard - 11 Miles
- Ludlow - 12 Miles
- Hereford - 13 Miles
- Presteigne - 14 Miles
- Kington - 14 Miles
- Knighton - 14 Miles

What3words

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Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money

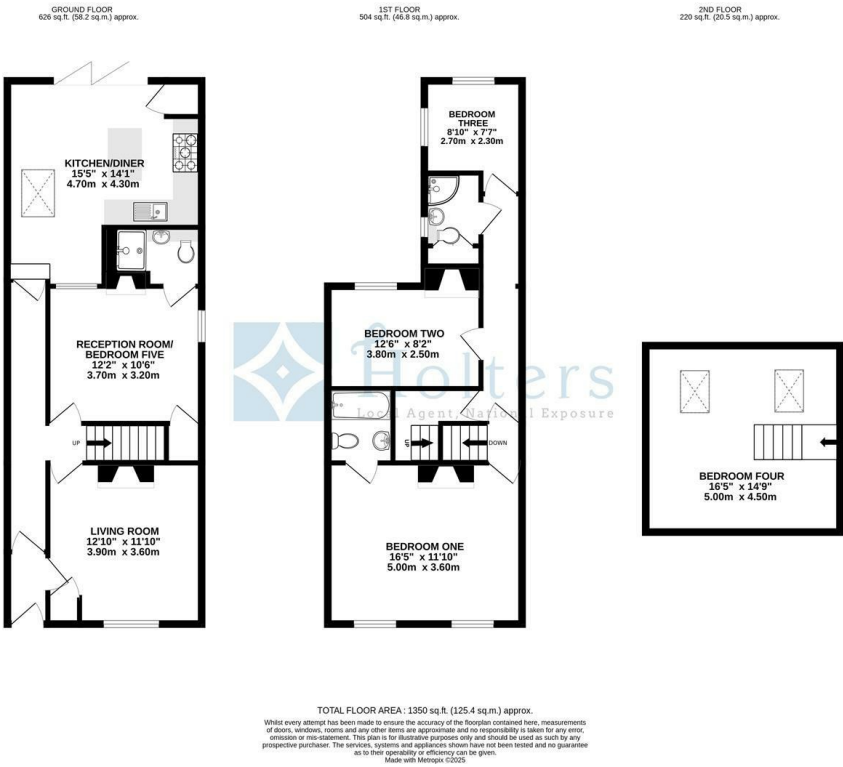
Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

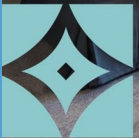
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

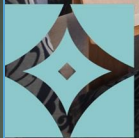
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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