

15, Green Elms, Eardisland, HR6 9BL

Price £189,995

COBB AMOS

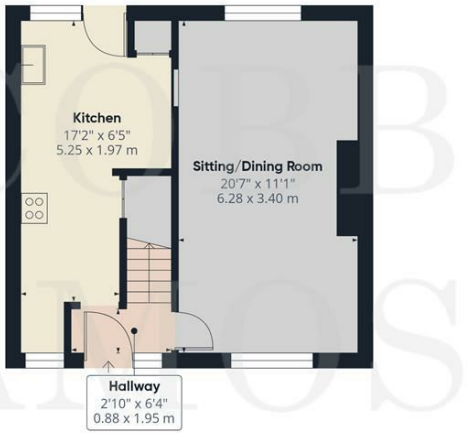
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LAND & NEW HOMES

15 Green Elms
Eardisland

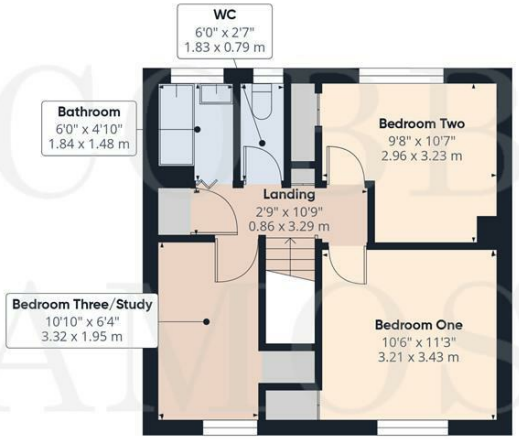
Three bedroom mid terrace property in popular Eardisland in need of modernisation. Offered for sale with no vendor chain involved. There is parking for two vehicles to the front and private garden to the rear. Early viewing considered essential.

- CHAIN FREE
- THREE BEDROOM MID TERRACE HOME
- REQUIRES MODERNISATION
- CUL DE SAC LOCATION
- GARDEN TO REAR
- SOUGHT AFTER VILLAGE
- WALKING DISTANCE TO LOCAL AMENITIES
- RURAL WALKS FROM THE DOORSTEP
- DOVECOTE VILLAGE SHOP
- TEA ROOM NEARBY

Please note that the dimensions stated are taken from internal wall to internal wall.



Ground Floor



Floor 1

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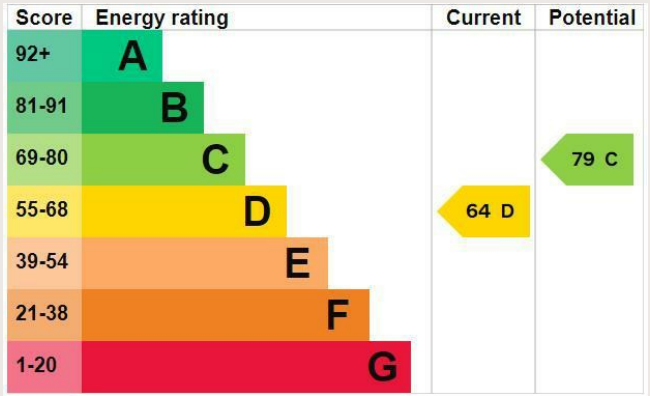
Approximate total area(1)
803 ft²
74.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information
Price £189,995
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: B
EPC: D (64)
For more material information visit www.cobbamos.com



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
This mid terraced property is located in the popular and sought after village of Eardisland and within easy reach of local amenities and countryside. Requiring modernisation throughout, this attractive proposition offers scope for the new owner to make their own mark on their new home. No vendor chain involved.

Property Description
Entry begins into an entry hallway with stairs to the first floor and space for the hanging of coats. To the right is a good sized sitting/dining room with windows to the front and rear. There is a fireplace at centre point which is currently blocked off. To the left of the stairs is a kitchen with potential dining area. Currently, the kitchen has plumbing for a washing machine, housing for an electric oven and dishwasher, sink, a selection of wall and floor cupboards, some worktop and room for an American sized fridge freezer. Potentially, the room is a good size and with the necessary alterations could become a kitchen/diner with pantry facility and useful door out to the secure rear garden.

On the first floor are three bedrooms, a bathroom and a separate WC. Bedroom one is a good sized double with storage cupboard, front aspect and room for an assortment of bedroom furniture. Bedroom two has rear aspect, is a double with good sized storage cupboard and room for the placement of bedroom furniture. Bedroom three is currently set up as a study with storage facility but could become a single bedroom with front aspect. The bathroom has a bath with shower over, hand basin and window out. There is a separate WC next door.

Garden
The rear garden is private with areas of timber decking, gravel and paving slabs. There is a shed for storage. The garden is a blank canvas for landscaping as the buyer wishes.

Parking
There is driveway parking for two vehicles to the front of the property.

Services
Mains electric, gas, water and drainage.
Tenure: Freehold
Herefordshire Council Tax Band B

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 5 Mbps 0.6 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Gigaclear, Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage
Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location
The sought after black and white village of Eardisland is situated on the River Arrow and offers two public houses, community shop, church and school bus service. The highly rated Kingsland primary school is under three miles away and the popular market town of Leominster which offers a further range of amenities including supermarkets, leisure facilities and good road and rail links is just five miles distance.

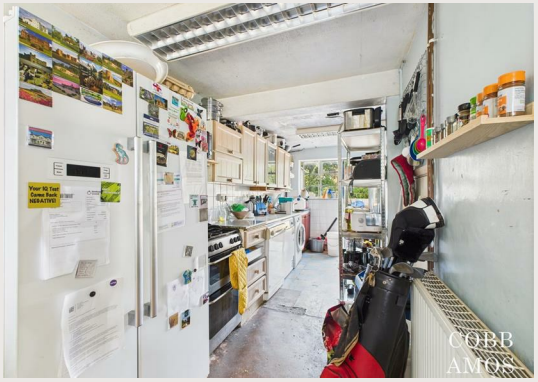
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Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

DIRECTIONS
On entering Eardisland from Leominster direction cross the bridge, pass The Cross Public House and take a turning on your right to Green Elms cul de sac. Take the first left and the property is on the right.






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