

COBB
AMOS



Green Cottage, Ivington Green, Leominster, Herefordshire, HR6 0JN

Guide price
£150,000

A unique opportunity to acquire a part finished property in a small rural hamlet close to Leominster. Offering a self-contained plot to include kitchen, living room, 3 bedroom accommodation with garden, parking area and small outbuilding.

FOR SALE BY PUBLIC AUCTION ON THURSDAY 10TH APRIL 2014 AT 6PM AT LUCTONIANS SPORTS CLUB, KINGSLAND HR6 9SB.



Benefits

Green Cottage is an un-finished project started by the current vendor to create a dwelling within a popular countryside hamlet which has been completed to a 'first fix' standard. The property offers the purchaser a unique chance to finish the build to their own standard, requiring internal improvement to include installation of kitchen. Offering a self-contained plot to include accommodation of entrance hallway, living room, kitchen, first floor with three bedrooms, family bathroom, garden, parking area and small outbuilding.

Internal Features

The property requires complete modernisation; which would include attention to some minor defects, complete cosmetic finishing, new kitchen and external works to the gardens. The entrance hallway leads through to the kitchen, which has not been completed but offers the buyer chance to complete to their own requirements. The living room is light and of generous proportions, with provision for a log burner or stove. Upstairs, there are three well proportioned double bedrooms and a family bathroom.

External Features

The property sits in a quiet position, with secure boundaries with gardens amounting to just under 0.1 acres. The garden needs landscaping to create a tranquil area, and there is provision for a driveway and parking with gated access to the "no through road". There are just a cluster of properties nearby, and a public footpath at the end of the lane offering fabulous countryside walks.

Solicitor

Mr Chris Rudge - Lloyds Cooper LLP, 28 South Street, Leominster, HR6 8JB. Tel: 01568 613236

Location

The property is situated in a rural hamlet, less than half a mile from the village of Ivington and just a short distance from Leominster town centre amenities which include a range of supermarkets, local shops, doctors surgeries and hospital also being close to regular bus and rail links. There are also nearby public car parking facilities. The Cathedral City of Hereford is approximately 14 miles away.

Directions

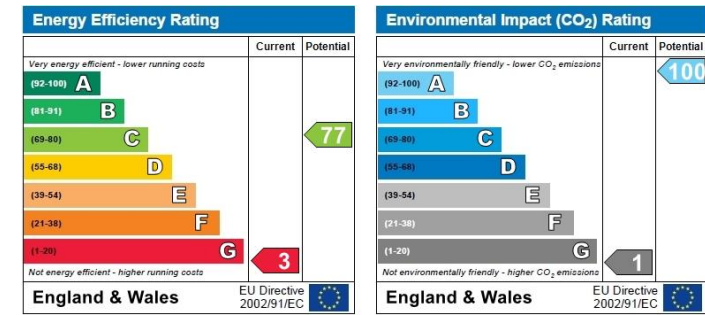
Head out of Leominster town on Ryelands Road towards Ivington, and upon reaching the school, bear right towards Ivington Green. After approximately 0.5 miles, take a left turning, where the cottage is the second last property on the right hand side, as indicated by the Cobb Amos for sale board.

Method of Sale

Green Cottage will be sold by PUBLIC AUCTION (unless sold prior) at 6pm on Thursday 10th April 2014 at Luctonians Sports Club, Kingsland HR6 9SB. A 10% deposit will be payable upon the fall of the hammer and the remaining payment will be payable upon completion which is scheduled for 28 days thereafter.

Full contracts and legal documentation will be available from the Agents and Vendor's Solicitors' office for seven days prior to auction. Purchasers will be deemed to bid on this information whether or not this has been inspected. In order to comply with anti-money laundering legislation all persons intending to bid for the property at the auction should bring with them their passport/driving licence and other means of identification together with details of funding.

EPC



THE PROPERTY MISDESCRIPTIONS ACT 1991

We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 meter. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

MONEY LAUNDERING REGULATIONS

Money laundering regulations require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.



Floor plans - not to scale

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Green Cottage
Ivington Green
Leominster
Herefordshire
HR6 0JN

Summary

- Detached property
- Three bedrooms
- Kitchen (unfinished)
- Living Room
- Gardens
- Parking

Call Leominster 01568 610310

Hereford Office : 01432 266007
14 King Street Hereford HR4 9BW

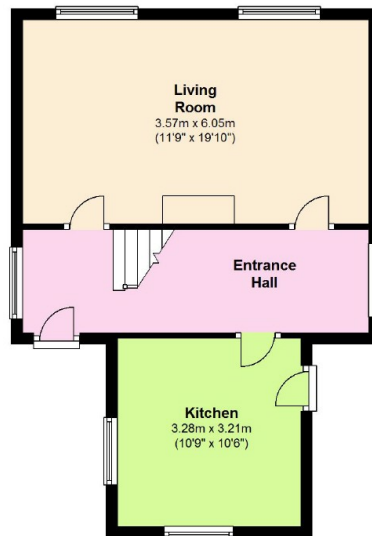
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22 Broad Street Knighton LD7 1BL

Leominster Office : 01568 610310
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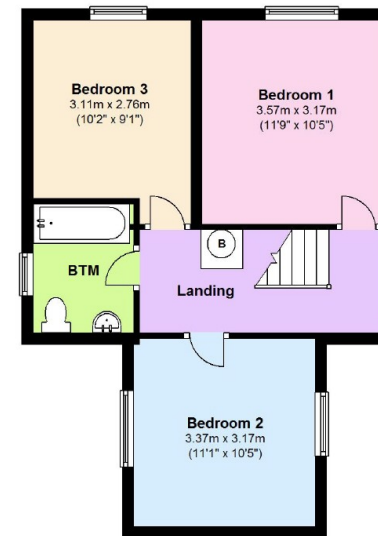
Ground Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



Total area: approx. 88.2 sq. metres (949.9 sq. feet)