



The Noggin, 4 Church Road
Eardisland, HR6 9BP

Auction Guide
£115,000

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The Noggin, 4 Church Road

Eardisland

For sale by PUBLIC AUCTION on Thursday 26th September 2019 is this charming two bedroom period cottage in the black and white village of Eardisland. The property presents a great opportunity for investors and first time buyers with benefits including off road parking and rear garden.

- Period cottage
- Two double bedrooms
- Investment potential
- Off road parking
- Fully enclosed garden
- FOR SALE BY PUBLIC AUCTION

Directions

From Leominster when you enter the village of Eardisland, proceed over the bridge, and take the left after "The Cross Inn" where the property can be found on the right hand side.



Introduction

This charming cottage positioned conveniently within the popular village of Eardisland has been recently decorated throughout and benefits from newly fitted carpets. The well appointed accommodation comprises; spacious living room, kitchen, bathroom, and two double bedrooms. The property also benefits from off road parking and a fully enclosed rear garden. The property is offered for sale with NO ONWARD CHAIN.

Property description

As soon as you walk through the solid wooden front door you are immediately greeted into the light and spacious living room which benefits from an original sash window to the front, a window into the kitchen and a feature solid fuel fireplace with tile surround. The living room is neutrally decorated and has been laid with new carpet. A door leads into the kitchen which has a tiled floor and is fitted with wooden wall and base units and a ceramic sink. There is an electric oven, space and plumbing for a washing machine and space for a fridge freezer. From the kitchen is a door to the rear garden and a door opening into the bathroom which is fitted with a three piece white suite. From the living room a wooden staircase leads to the landing where the neutral decoration and newly fitted carpets continue. Both of the bedrooms are doubles with bedroom one enjoying a view of the rear garden and having a feature fire place. Bedroom two has a window overlooking the front.

Garden and parking

The garden is of a reasonable size and is mostly laid to lawn. Private off road parking for one vehicle is available adjacent to the property.

Services

Mains water and electricity are connected. Private drainage. Council Tax Band B.

Agent's Note

There is a management company in place for the septic tank which includes inspection, emptying the tank and reduced fee for emergency call outs at a cost of £15 per calendar month. For more information please contact the office on 01568 610310.

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.

Method of sale

The property will be sold by auction on Thursday 26th September at 6pm sharp at Luctonians Sports & Social Club in Kingsland, unless previously sold. The successful bidder will be required to sign the contract and place a 10% deposit down on the evening with completion and the balance paid 28 days later.

Auction pack and solicitors

The auction pack will be available for inspection at least 7 days before the auction. Solicitor: Mr Matthew Hayes of Harrison Clark Rickerbys Ltd, Thorpe House, 29 Broad Street, Hereford, HR4 9AR / 01432 349662 / mchayes@hclrlaw.com

Anti-money laundering (AML) requirements

To comply with the above you will be required to provide two pieces of valid ID per buyer on the evening of the auction. The ID required consists of a valid passport or photo card driving licence and a utility/bank statement showing your current address.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
	37		31
	1		3
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	





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MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.
* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

For viewings or
more information
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