



**JonathanWright**  
estate agents



**15 Castlefields, Leominster, Herefordshire HR6 8BG. Offers In The Region Of £245,000**



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### **PROPERTY FEATURES**

- **Semi-Detached Extended Bungalow**
- **2 Bedrooms**
- **Large Lounge/Dining Room**
- **Modern Kitchen**
- **Gas Fired Central Heating**
- **Bathroom With Shower**
- **Detached Garage**
- **Large Corner Gardens**
- **Walking Distance Of Town Centre**

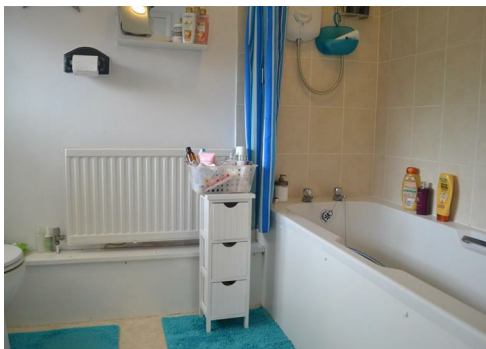


**To view call 01568 616666**



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A delightful modern and extended semi-detached bungalow situated in a pleasant position not far from the town centre of Leominster offering double glazed and gas fired centrally heated accommodation to include a reception hall, large lounge/dining room, modern fitted kitchen, 2 good sized bedrooms, bathroom with shower over and outside a large corner gardens, a detached single garage and private parking. An internal inspection is recommended of this well presented property and viewing is strictly by appointment with the selling agents. The full particulars of 15 Castlefields, leominster are further described as follows:

The property is a semi-detached, extended modern bungalow of brick construction under a tiled roof.

A double glazed entrance door opens into a long covered porch with lighting, power, double glazed windows and a door to the rear opening into the gardens.

A door from the porch leads through into a reception hall having a ceiling light, a door to the airing cupboard housing the gas fired central heating boiler with control and a door into the lounge/dining room.

The lounge/dining room has an Adams style marble fireplace with a coal and living flame gas fire inset, ceiling lights, power points, 2 panelled radiators, smoke alarm, TV aerial point, room for a large dining table and chairs, roof light over and double opening, double glazed doors into the rear gardens.

An archway from the lounge/dining room leads through into the modern fitted kitchen. The modern kitchen by Howdens includes an inset, stainless steel, single drainer sink unit, working surface with base units of cupboards and drawers under. In a housing unit is a fan assisted electric oven with grill, built-in microwave, cupboard space over and under and also a Lamona 4 ring ceramic hob with extractor hood with light over. Also built in is a dishwasher, washing machine and a planned space for a fridge/freezer. The kitchen has matching eye-level cupboards, ceiling downlighters, plenty of power points, double

glazed window to rear, ceramic tiled floor and a double glazed door opening into the porch. Bedroom accommodation.

Bedroom one has a double glazed window to front, panelled radiator, lighting, power and wooden laminated flooring.

Bedroom two has a double glazed window to front, panelled radiator, lighting, power, thermostat control and a T.V aerial point.

From the reception hall a door opens into the modern bathroom having a suite in white of a panelled bath with hand grips, Mira shower over and ceramic tiling to ceiling height around bath and shower. There is a pedestal wash hand basin, low flush W.C, panelled radiator, ceiling light, ceiling extractor fan, inspection hatch to roof space above and an opaque double glazed window to side.

#### OUTSIDE.

The bungalow is situated in a pleasant corner position and is approached to the front with a slab pathway leading to the front door. There are lawned gardens to the front, mature hedging and panelled fencing with the gardens continuing across the side where there is a large raised timber deck area with the gardens continuing to the rear.

#### REAR GARDEN.

Having shrub gardens, flagged patio area, small potting shed and double opening gates opening onto a gravel driveway with parking for motor vehicles. From the gravel driveway there is easy access into the detached, brick built garage.

#### GARAGE.

The garage has power, lighting, metal up and over front door, concreted flooring, window to rear and a door to the side leading into the garden.

#### SERVICES.

All mains services connect, gas fired central heating and telephone to BT regulations.

## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 7.77m x 3.58m (25'6" x 11'9")

Kitchen 4.98m x 2.36m (16'4" x 7'9")

Bedroom One 3.28m x 3.15m (10'9" x 10'4")

Bedroom Two 3.28m x 2.64m (10'9" x 8'8")

Bathroom

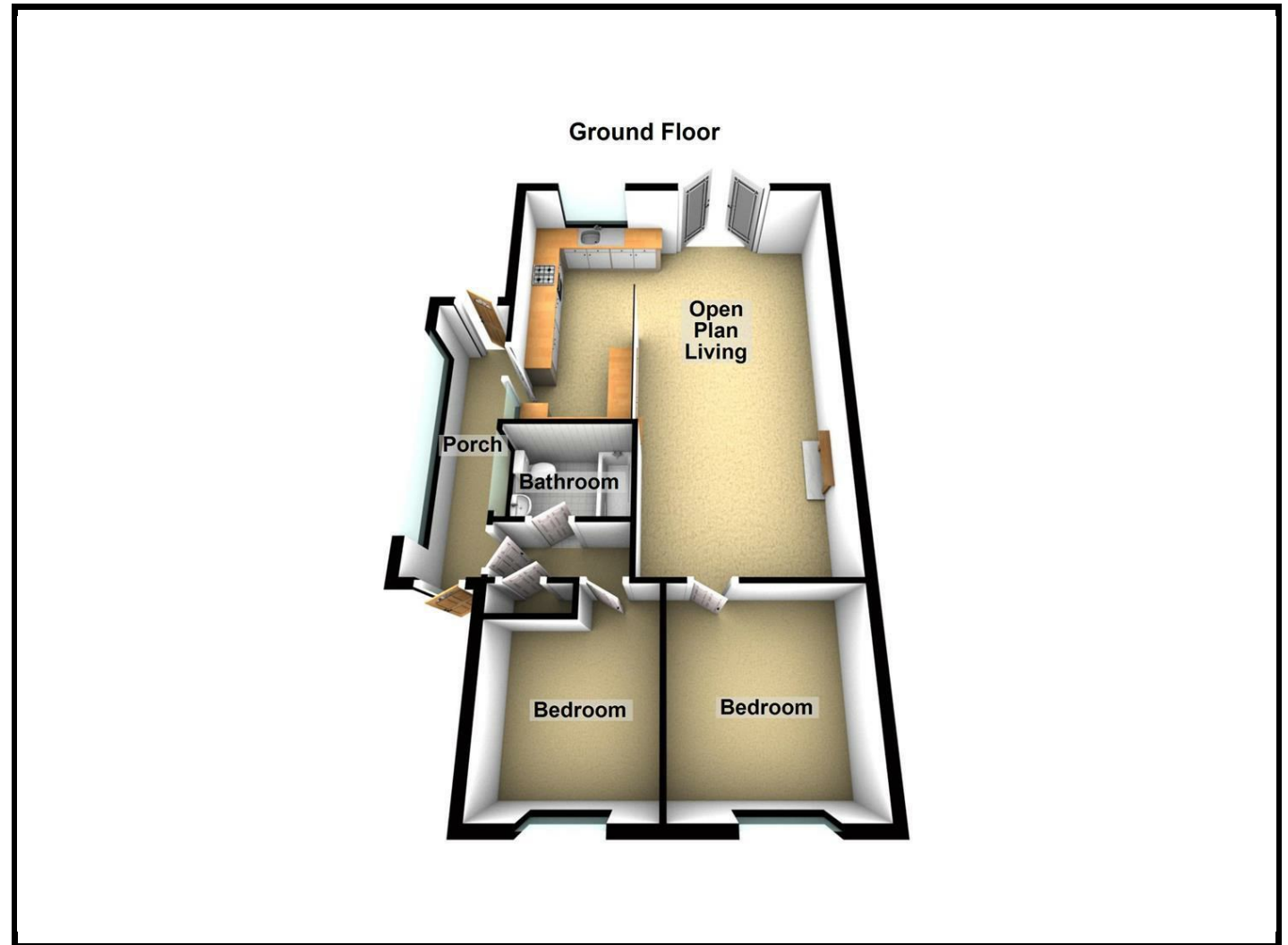
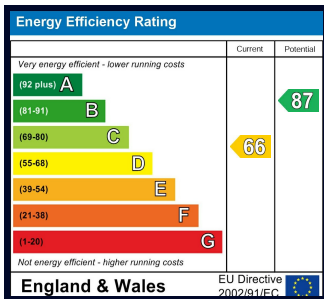
Garage 6.10m x 3.45m (20' x 11'4")

Rear Garden

## PROPERTY INFORMATION

Council Tax Band - B

Property Tenure - Freehold



### 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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