


**7 Silurian Close, Leominster, HR6 8SR. No Onward Chain £159,000**

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**Leominster**
**HR6 8SR**

**No Onward Chain £159,000**



## PROPERTY FEATURES

- Terraced Bungalow
- 2 Bedrooms
- Lounge/dining Room
- Modern Fitted kitchen
- Shower Room
- Double Glazed
- Gas Central Heating
- Gardens To Front & Rear
- Residents Parking
- Walking Distance To Town centre





**To view call 01568 616666**

JonathanWright estate agents









An attractive modern bungalow situated in a quiet, tucked away position on the edge of Leominster offering well presented double glazed and gas fired centrally heated living accommodation to include a reception hall, L shaped lounge/dining room, fitted kitchen with appliances, 2 good sized bedrooms, shower room, pretty enclosed gardens to front, veranda garden to rear, residents parking and all within walking distance of Leominster's town centre and amenities.
The bungalow is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents.
The full particulars of 7 Silurian Close, Leominster are now described as follows:

The property is a modern bungalow of brick construction under a tiled roof.
A UPVC double glazed entrance door opens into a reception hall having a ceiling light, smoke alarm, power point, telephone point to BT regulations and a door leading through into the L shaped lounge/dining room.
The lounge/dining room having a feature of an ornamental fireplace, fire surround, mantle shelf over and inset an electric log and living flame effect fire. There are 2 ceiling lights, plenty of power points, TV aerial point,, 2 panelled radiators, room for a dining table and chairs, window to rear and also a double glazed patio door to the rear.
From the lounge/dining room a door opens into the kitchen. The kitchen is fitted with modern units to include an inset stainless steel single drainer sink unit and working surfaces to either side with base units of cupboards and drawers. There is planned space and plumbing for a dishwasher or washing machine, inset into the working surface is a 4 ring electric hob, extractor hood with light over and an electric fan assisted oven under. There is also space for a fridge, tiling to splashbacks including a window sill with a double glazed window to front and a good range of matching cupboards. There is ceiling spotlighting, power points and kitchen floor covering.
From the reception hall a door opens to bedroom one having a double glazed window to rear, panelled radiator, lighting, power and access to the roof space above.
Bedroom two has a window to rear, panelled radiator, lighting and power.
In the reception hall a door opens into the shower room having an easy walk-in, large shower cubical, Mira electric shower over and ceramic tiling to ceiling height inset. To the side is a pedestal wash hand basin, low flush W.C, tiling to splashbacks, panelled radiator, ceiling light and opaque double glazed window to front.
Also in the reception hall is a door opening into the airing cupboard housing the Worcester Bosch gas fired combination boiler heating hot water and radiators as listed and slatted shelving.

OUTSIDE.
The property is situated in a secluded position and is approached via a pedestrian footpath to the front with a low brick retaining wall and an opening gate giving access across a flagged pathway to the front door with the easily maintained gardens having been flagged, gravelled and extremely pretty.
The bungalow enjoys rear pedestrian access through a gate at the rear which opens into an enclosed and covered veranda garden.

GARDEN.
The veranda garden has a cold water tap, space and plumbing for an automatic washing machine, lighting, power, flagged floor and forms an ideal winter/summer seating area.

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

## ROOMS AND SIZES

Reception Hall

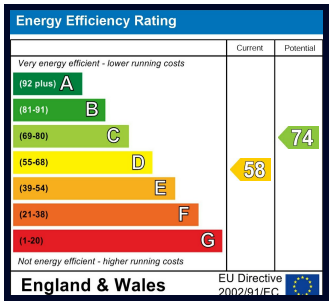
Lounge/Dining Room
5.33m (max) x 4.39m (max) (17'6" (max) x 14'5" (max))

| | |
|---|---|
| Kitchen | 2.13m x 1.96m (7' x 6'5") |
| Bedroom One | 4.17m x 2.44m (13'8" x 8') |
| Bedroom Two | 3.43m x 2.21m (11'3" x 7'3") |
| Shower Room | |
| Garden | 4.17m x 4.42m (13'8" x 14'6") |




## PROPERTY INFORMATION

Council Tax Band - A
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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