



Rosedene Aldermans Meadow, Leominster, HR6 8LB. £180,000

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Leominster
HR6 8LB**

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PROPERTY FEATURES

- **Semi-Detached Bungalow**
- **2 Bedrooms**
- **Lounge**
- **Modern Kitchen**
- **Shower Room**
- **Double Glazed**
- **Gas Central Heating**
- **Driveway With Parking**
- **Secure Rear Garden**
- **Close To Town Centre**



To view call 01568 616666





Situated in a quiet residential position just off Leominster's town centre a semi-detached bungalow offering double glazed and gas fired centrally heated living accommodation having a porch, reception hall, lounge, fitted kitchen with appliances, 2 good size bedrooms, modern fitted shower room/W.C and outside a private drive with parking for motor vehicles and an easily maintained patio garden to the rear. Aldermans Meadow is within walking distance of Leominster's town centre and amenities with the property offered for sale with no on-going chain.

Details of Rosedene, Aldermans Meadow, Leominster are further described as follows:

The property is semi-detached bungalow of brick construction under a tiled roof. Outside lighting to the front and under a covered canopy with a UPVC entrance door opening into a porch. The porch has a ceiling light, panelled radiator, double glazed window to front, a wall mounted gas fired boiler and a glazed panelled door opening into the reception hall.

The reception hall has a panelled radiator, ceiling light, power point, telephone point to BT regulations, wall mounted thermostat control and a door opening into the airing cupboard with a Factory insulated hot water cylinder, immersion heater, shelving and time controls for the heating and hot water.

From the reception hall a glazed panelled door opens into the lounge. The lounge has a wall mounted gas fire, alcoves to either side of the chimney breast, ceiling light, wall lighting, power points, double panelled radiator, TV aerial point and a double glazed window to front.

From the reception hall a door opens into the modern fitted kitchen to include an inset stainless steel, single drainer sink unit, mixer tap over and working surfaces to either side with base units of cupboards and drawers.

There is planned space and plumbing for an automatic washing machine, planned space for a fridge, an inset 4 ring gas hob, extractor hood with light over and to the side is a fan assisted electric oven with grill and drawers

under. The kitchen has matching eye-level cupboards, a double glazed window to rear, lighting, power, a panelled radiator, ceramic tiled floor and a small window looking back into the porch.

From the reception hall doors lead off to bedrooms.

Bedroom one. The measurement of bedroom one is taken to the front of a built-in wardrobe fitment with double wardrobes and shelving and a centre dressing table space. The bedroom has a double glazed window to the rear, ceiling light, panelled radiator, TV aerial point and power points.

Bedroom two has a double glazed window to front, panelled radiator, power points and a ceiling light.

From the reception hall a door opens into a modern shower room having an enclosed corner shower cubicle, Mira electric shower over, pedestal wash hand basin to side and a low flush W.C. The shower room has ceramic tiling to ceiling height, including a window sill with an opaque double glazed window to rear. The shower room has a vertical heated, stainless steel towel rail/radiator, shower room floor covering and a ceiling light.

OUTSIDE.

The bungalow is approached to the front with double opening wrought iron gates and a low retaining wall with the gates opening to give access onto a private parking area with parking for motor vehicles. The pathway continues across the side of the bungalow under a covered canopy with a gate opening to give access to the small and enclosed rear gardens.

GARDEN.

The rear garden is flagged and stoned for easy maintenance being secure with panelled fencing, also 2 timber built garden sheds, outside lighting and a cold water tap.

SERVICES.

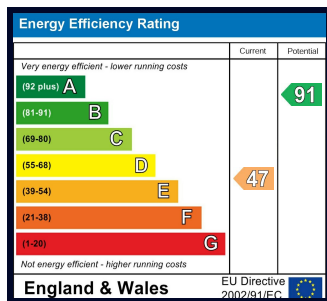
All mains services are connected, gas fired central heating and telephone to BT regulations.

ROOMS AND SIZES

Porch	
Reception Hall	
Lounge	3.86m x 3.48m (12'8" x 11'5")
Kitchen	2.44m x 2.36m (8' x 7'9")
Bedroom One	3.28m x 2.44m (10'9" x 8')
Bedroom Two	2.90m x 2.39m (9'6" x 7'10")
Shower Room	
Rear Garden	

PROPERTY INFORMATION

Council Tax Band - C
Property Tenure - Freehold



Ground Floor

Approx. 48.7 sq. metres (523.8 sq. feet)



Total area: approx. 48.7 sq. metres (523.8 sq. feet)

Rosedene, LEOMINSTER

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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