



11 Clingo Road, Leominster, HR6 8UD. Offers In Excess Of £300,000

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Leominster
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PROPERTY FEATURES

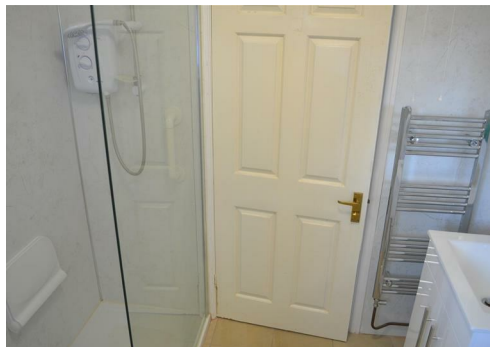
- **Detached Bungalow**
- **3 Bedrooms**
- **Lounge/Dining Room**
- **Cloakroom/WC.**
- **Fitted Kitchen**
- **Modern Fitted Shower Room**
- **Adjoining Garage**
- **Driveway With Plenty Of Parking**
- **Safe And Secure Rear Garden**



To view call 01568 616666



JonathanWright
estate agents



Situated in an attractive corner plot position and siding onto an attractive open green, a spacious and well presented detached bungalow offering accommodation to include a reception hall, a light lounge/dining room, well fitted kitchen, cloakroom/W.C, 3 good size bedrooms, modern fitted shower room and outside lawn and gravelled gardens to front, brick paved driveway with parking for plenty of vehicles, generous gardens to the side and rear, an adjoining garage with power and lighting and 2 timber built storage sheds. The property is well positioned on the western side of Leominster Town and is within walking distance of a Morrisons supermarket and also a Hopper Bus service which stops close by with regular services to the town centre. Leominster town offers a wide range of amenities to include shops, supermarkets, cafes, restaurants, library, doctors surgery with pharmacy and also a train station with regular services to the nearby cathedral town of Hereford.

CASH OFFERS IN EXCESS OF £300,000.

The property is a spacious detached bungalow. A large canopy porch with outside lighting and a UPVC entrance door opening into a welcoming reception hall with a door into a cloakroom with hanging rail and also a door into an airing cupboard housing a hot water cylinder with shelving over. A door from the reception hall leads through into the lounge/dining room. The good size, light lounge/dining room has a UPVC double glazed window to front and a UPVC double glazed window overlooking gardens to the side. The lounge/dining room has a feature fireplace with a gas living flame coal effect fire standing on a raised hearth, mantle shelf over and alcoves to either side with wall lighting and shelving. There is room for a dining table and also a UPVC double glazed sliding patio door giving access to the rear garden.

From the reception hall a door opens into the kitchen, which can be also accessed off the lounge/dining room. The well fitted kitchen has working surfaces with an inset, stainless steel sink unit, cupboard under and space and plumbing for a dishwasher or washing machine. The working surfaces continue with base units of cupboards and drawers, planned space under for a fridge and planned space for a gas cooker with a concealed extractor hood with light over. The kitchen has a range of matching eye-level cupboards with corner shelving, a UPVC double glazed window to rear, inset lighting, vinyl floor covering, telephone point subject to BT regulations, extractor fan and a UPVC double glazed door giving access to the rear garden.

From the reception hall a door opens into a cloakroom/W.C, having a low flush W.C, wall mounted wash hand basin with a tiled splashback and a frosted UPVC double glazed window to side.

From the reception hall a glazed panelled door opens into an inner hallway with an inspection hatch to the loft space above and doors off to the bedroom accommodation.

Bedroom one. The good size double bedroom has an attractive UPVC double glazed window to front with deep window sill, ample room for bedroom furniture, telephone extension point and plenty of power points.

Bedroom two has plenty of power points, and a UPVC double glazed window to front.

Bedroom three has a UPVC double glazed window overlooking attractive gardens to side.

From the inner hallway a door opens into a modern fitted shower room having a large walk-in shower cubicle with a glass shower screen, electric shower over, a low flush W.C, and a wash hand basin with a vanity unit under. The shower

room has wet walling to splashbacks, heated towel rail, shaver socket and a frosted UPVC double glazed window to side.

OUTSIDE.

The property is situated in an attractive position just off the popular Buckfield Road development with the property siding onto an attractive open green and also an alleyway allowing easy pedestrian access to a Morrisons supermarket. The property has a long brick paved driveway with parking for vehicles, lawn garden with shrub borders, extending to the side of the property also with hard standing for further parking.

The driveway continues to the side of the property where there is an up and over door giving access to an attached garage.

GARAGE.

The garage has power, lighting, plumbing and drainage for a washing machine, vent for a tumble dryer, a UPVC double glazed window to rear and door giving access to the rear garden. There are secure gates to either side of the property giving access to the rear garden.

REAR GARDEN.

The property enjoys generously sized gardens being private and secure being attractively laid out to include a lawn garden to side with deep and well stocked borders, patio, gravelled gardens to rear with raised beds, also outside lighting and tucked away to one side are two timber built storage sheds.

SERVICES.

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

AGENTS NOTE.

The property has recently had new carpets fitted throughout and also mobility aides fitted to include grab rails and steps as necessary.

ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 5.51m x 4.04m (18'1" x 13'3")

Kitchen 3.48m x 2.79m (11'5" x 9'2")

Cloakroom/W.C.

Bedroom One 3.84m x 2.92m (12'7" x 9'7")

Bedroom Two 2.95m x 2.82m (9'8" x 9'3")

Bedroom Three 2.92m x 2.29m (9'7" x 7'6")

Shower Room

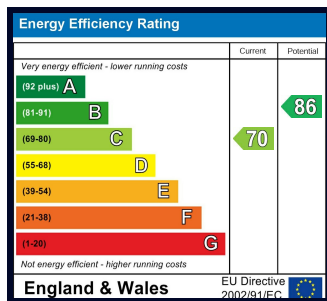
Garage 5.03m x 2.34m (16'6" x 7'8")

Rear Garden

PROPERTY INFORMATION

Council Tax Band - D

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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