



15 Kenwater Close, Leominster, HR6 8DL. £159,950

**15 Kenwater Close
Leominster
HR6 8DL**

£159,950

PROPERTY FEATURES

- **Semi-Detached House**
- **2 Bedrooms**
- **Lounge**
- **Kitchen/Breakfast Room**
- **Conservatory**
- **Wet Room**
- **Gardens to Front And Rear**
- **Residents Parking**
- **Gas Central Heating**



To view call 01568 616666



JonathanWright
estate agents



A spacious and well presented semi-detached house offering Accommodation to include an enclosed porch, reception hall, lounge, kitchen/breakfast room, a recently installed conservatory, 2 good sized bedrooms, wet room and outside good size gardens to front and rear and residents parking close by. Kenwater Close is only a moments walk from Leominster's town centre and amenities to include shops, supermarkets, cafes and restaurants, library and the historic Grange Park and Priory Church. Leominster also has a train station with regular train services to the nearby cathedral city of Hereford. Details of 15 Kenwater Close, Leominster are as follows:

A UPVC entrance door opens into an enclosed porch having UPVC windows to side and a door opening into the reception hall with a door opening into the lounge.

The good size lounge has a double glazed window overlooking gardens to the front and a fireplace standing on a raised hearth with brick surround and mantle shelf over. There are alcoves to either side of the chimney breast and a useful understairs area which can be used for storage or housing a desk. From the lounge a door opens into the kitchen/breakfast room.

The good size kitchen has a working surface with an inset stainless steel sink unit with cupboards and an integral dishwasher under. Working surfaces continue with cupboards and drawers under and built into the working surface is an electric hob with an electric oven under and a concealed extractor hood with light over. The kitchen has a range of matching eye-level cupboards, an upright larder unit and an alcove for housing an upright fridge/freezer. There are tiled splashbacks, a single glazed window looking into a rear conservatory and situated in a cupboard is a gas fired boiler heating hot water and radiators as listed. From the kitchen a door opens into a recently installed conservatory having UPVC double glazed windows overlooking the rear garden, power points, a poly-carbonate roof, wall mounted radiator and a door giving access to

the rear garden.

From the reception hall a staircase rises with handrails up to the first floor landing having a UPVC double glazed window to side, door into a linen cupboard with shelving and doors off to bedrooms and bathroom as listed.

Bedroom one has ample room for bedroom furniture, 2 UPVC double glazed windows to front and a door into a storage cupboard with shelving.

Bedroom two is also a good size bedroom having a UPVC double glazed window to rear with an attractive outlook.

From the landing a door opens into the wet room having an electric shower, pedestal wash hand basin and a low flush W.C. The wet room is tiled from floor to ceiling height and has a frosted UPVC double glazed window to rear and an extractor fan.

OUTSIDE.

The property is situated in a cul-de-sac position conveniently positioned for Leominster's town centre and amenities. There is residents parking to the front and a wooden gate gives pedestrian access onto a pathway leading to the front door. The property enjoys a good size front garden which is laid to lawn and has well maintained hedging to boundaries. The pathway continues to the side of the property giving access to the rear.

REAR GARDEN.

The property enjoys a private and secure rear garden having a patio seating area and is laid to lawn with shrub borders. There is a gravelled area to rear with a timber built storage shed and the garden also has a cold water tap and well maintained fencing to side boundaries.

SERVICES.

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



ROOMS AND SIZES

Reception Hall

Lounge 4.11m x 3.45m (13'6" x 11'4")

Kitchen/breakfast Room 4.47m x 2.62m (14'8" x 8'7")

Conservatory

Bedroom One 3.53m x 3.76m (11'7" x 12'4")

Bedroom Two 3.23m x 2.31m (10'7" x 7'7")

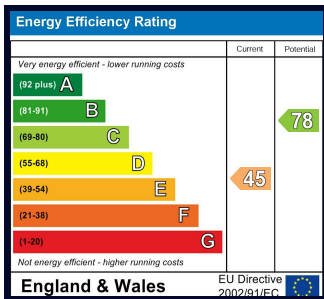
Wet Room

Rear Garden

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.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.