



**8 Sandpits, Leominster, HR6 8HS. No Onward Chain £240,000**



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Leominster  
HR6 8HS**

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### **PROPERTY FEATURES**

- **Extended End Terrace House**
- **3 good Size Bedrooms**
- **Lounge**
- **Separate Dining Room**
- **Family Bathroom**
- **Gas Central Heating**
- **Large Garden to Rear**
- **Parking For A Vehicle**



**To view call 01568 616666**



**JonathanWright**  
estate agents





An extended end of terraced house offering spacious, gas fired centrally heated and UPVC double glazed accommodation to include a reception hall, good size lounge, kitchen, separate dining room, 3 double bedrooms, bathroom and outside a lawn garden to front, a good size west facing garden to rear and a driveway with parking for a vehicle. Sandpits is well positioned for Leominster's town centre and amenities to include good schooling, a wide variety of shops, supermarkets, cafes, restaurants and Leominster is also home to the historic Priory Church and Grange Park. The cathedral city of Hereford is just 13 miles to the south.

Details of 8 Sandpits, Leominster are as follows:

A large canopy porch with a double glazed entrance door opens into a welcoming reception hall having a UPVC double glazed window to side, wooden laminated flooring and doors off to the ground floor accommodation.

The good size lounge has a UPVC double glazed window to front, a living flame and coal effect gas fire standing on a raised hearth with fire surround and mantle shelf over, dado rail, a double glazed sliding patio door to the rear.

From the reception hall a glazed panelled door opens into the kitchen.

The kitchen has a working surface with an inset stainless steel sink unit with cupboards under and the working surfaces continue with drawers under. There are planned spaces for a washing machine, tumble dryer and gas cooker with a stainless steel extractor hood and light over. The kitchen has a range of matching eye-level cupboards, tiled splashbacks, a UPVC double glazed window to rear, wooden laminated flooring and a doorway into a useful understairs storage area which could also be used for housing an upright fridge/freezer.

From the kitchen an archway leads into a separate dining room.

The good size dining room has ample room for a family size dining area, a UPVC double glazed window to front and a frosted UPVC double glazed window to rear. There is also wooden laminated flooring and a UPVC double glazed door giving access to the rear.

An archway from the dining room gives access to a side porch with tiled flooring and a UPVC double glazed door to the front.

From reception hall a staircase rises up to the first floor landing having a loft hatch to the roof space

above, double opening doors into a linen cupboard and doors off to bedroom as listed.

Bedroom one. The good size master bedroom has 2 UPVC double glazed windows to front with an attractive outlook, ample room for bedroom furniture, provision for a wall mounted T.V. and a door into a storage cupboard housing a gas fired combination boiler heating hot water and radiators as listed.

Bedroom two is also a good sized double bedroom having a UPVC double glazed window overlooking gardens to rear, built-in dressing table and a door into a built-in wardrobe with hanging rail and shelving. Bedroom three is also a good sized double bedroom having a UPVC double glazed window to front, a UPVC double glazed window to side and a TV aerial point. There is a second loft hatch into the roof space above.

Off the landing a door opens into the bathroom having a suite to include a side panelled bath with an electric shower over, a pedestal wash hand basin and a low flush W.C. The bathroom has tiled splashbacks, a frosted UPVC double glazed window to the rear and a heated towel rail.

#### OUTSIDE.

The property is accessed over a pedestrian pathway and onto a driveway with parking for a vehicle and there is also pedestrian access along a pathway leading to the front door. Also to the front is lawned garden, a raised gravel seating area and a pathway leading to the side of the property through a wooden gate giving access to the rear.

#### REAR GARDEN.

The property enjoys a good size rear garden, ideal for young families. The garden has a patio seating area with an outside cold water tap and outside lighting and a step leads up to a timber decked seating area with a covered pergola. Further steps lead up to the main garden area which is laid to lawn, with 2 timber built storage sheds and further seating area to the rear of the garden.

#### SERVICES.

The property has all mains services connected, gas fired central heating and telephone subject to BT regulations.

## ROOMS AND SIZES

Reception Hall

Lounge 6.27m x 3.68m (max) (20'6" x 12'0" (max))

Kitchen 2.77m x 2.54m (9'1" x 8'4")

Dining Room 4.60m x 2.06m (15'1" x 6'9")

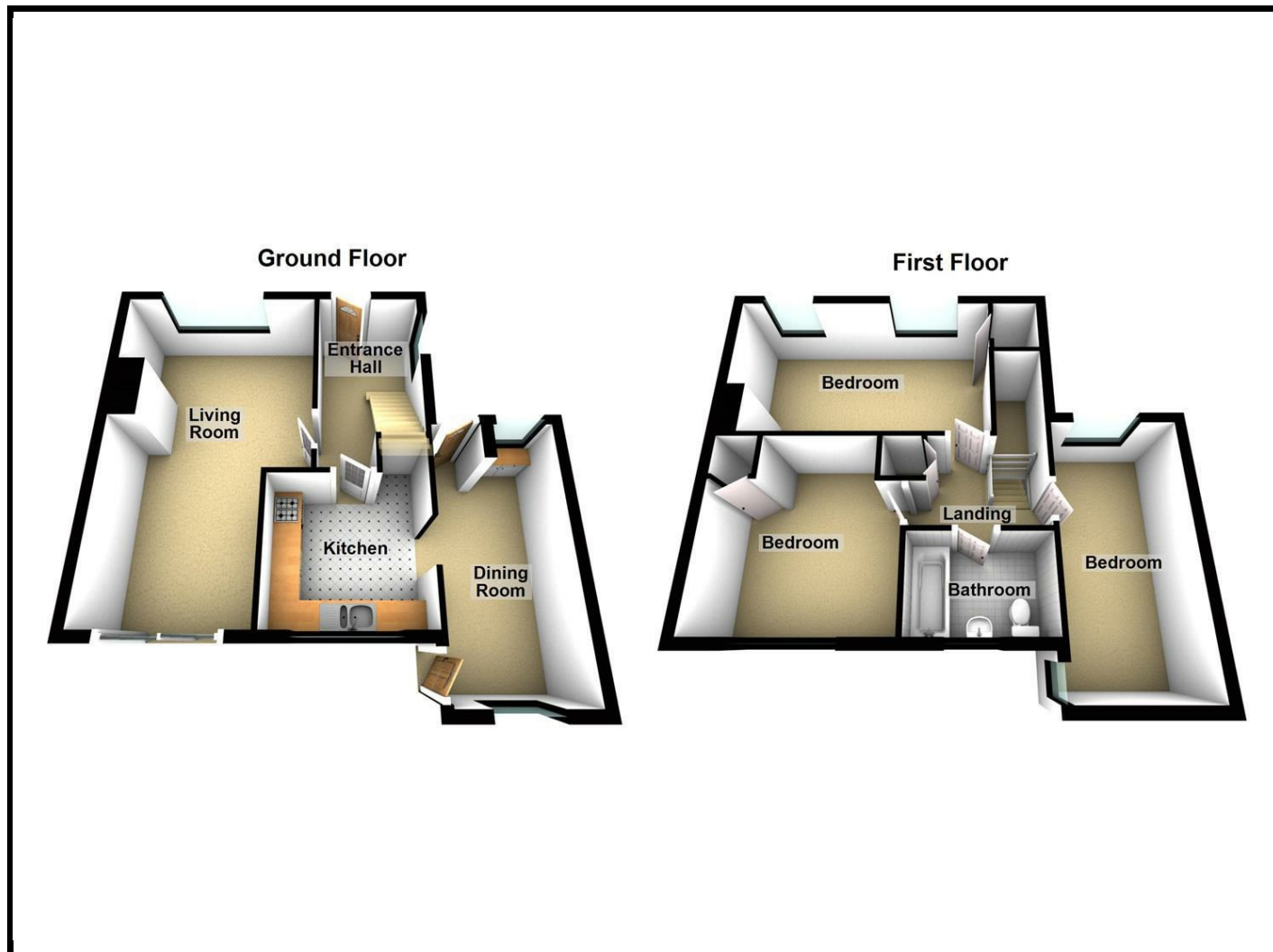
Bedroom One 4.80m x 2.84m (15'9" x 9'4")

Bedroom Two 3.40m x 3.35m (11'2" x 11')

Bedroom Three 4.70m x 2.18m (15'5" x 7'2")

Bathroom

Rear Garden



## PROPERTY INFORMATION

Council Tax Band - B

Property Tenure - Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England & Wales	
EU Directive 2002/91/EC	

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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