



**JonathanWright**  
estate agents



**Bramlea, Barons Cross Road, Leominster, HR6 8RW. No Onward Chain £380,000**



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Leominster  
HR6 8RW**

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### **PROPERTY FEATURES**

- **Large Detached Bungalow**
- **4/5 Bedrooms**
- **Lounge/Dining Room**
- **Library**
- **Conservatory**
- **Kitchen/Breakfast Room**
- **Utility Room**
- **3 Bathrooms**
- **Double Garage**
- **Gardens Half An Acre**

**To view call 01568 616666**







A large detached bungalow standing in half an acre of gardens and grounds. In need of modernisation and improvement offering double glazed and gas fired centrally heated accommodation to include lounge/dining room, library, conservatory, drawing room, 4/5 bedrooms, 3 bathrooms, utility room, kitchen/breakfast room and other rooms that can be adaptable to create an annex.

The bungalow standing in half an acre may have development potential but is offered for sale with no-on-going chain and viewing is strictly by prior appointment with the selling agents.

The full particulars of Bramlea, Baron Cross Road, Leominster are further described as follows:

The property is a large detached bungalow.

An entrance door opens into the L shaped reception hall having lighting.

A door from the reception hall opens into the L shaped lounge.

From the lounge a door opens into an inner hallway having a coloured leaded glazed window and door opening to the outside.

A door from the inner hallway opens into the library. Open plan from the library goes into the drawing room having a wood burning stove, a feature round, leaded glazed window and patio doors opening into a conservatory.

The conservatory is double glazed having opening windows and a door to the outside.

From the drawing room a door opens into Bedroom one.

A door opens into a large en-suite shower room.

The shower room has an enclosed shower cubicle, low flush W.C, bidet, his and hers wash hand basins, ceramic tiled throughout and a door opening into a walk-in dressing room.

The dressing room has built-in wardrobes, including a mirrored wardrobe and lighting.

From the inner hallway a door leads through into the kitchen/breakfast room.

The measurement of the kitchen/breakfast room does not include a breakfast area. The well fitted kitchen has plenty of working surfaces, an inset, one and a half bowl, single drainer sink unit, cupboards and drawers under with a large Aga cooker with hot plates and ovens, eye-level cupboards, tiled floor and large window overlooking gardens to rear.

from the breakfast room a door opens into a rear passageway giving access to a full size bathroom.

The bathroom has a bath, pedestal wash hand basin, low flush W.C and continuing to a useful storeroom

leading to additional storage space, utility room and a door opening to an additional bedroom.

Back to the main reception hall there are 3 further bedrooms.

Bedroom two has a bay window to front and a door opening into a cloakroom.

The cloakroom has a low flush W.C. and wash hand basin.

Bedroom three also has a vanity wash hand basin.

Off the main reception hall a door opens into a full size bathroom having a bath, shower cubicle, low flush W.C and wash hand basin.

Bedroom Four.

**OUTSIDE.**

A tarmac driveway gives access for parking and into a double garage.

The double garage has a dividing wall with a second garage measuring 20'6" x 11'(6.25m x 3.35m).

Both garages has roller doors to front and also a door to the side.

The large gardens to the front are laid mainly to lawn with floral and shrub gardens and borders, a pathway leading to the front door and access through a gate to the side under a covered passageway to the rear.

**REAR GARDEN.**

The large rear garden has a patio areas, lawn gardens and borders, a door opening to a high flush W.C, and an outside cold water tap. The gardens continue to the western side where there are further large lawn gardens, with possible development potential.

**SERVICES.**

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

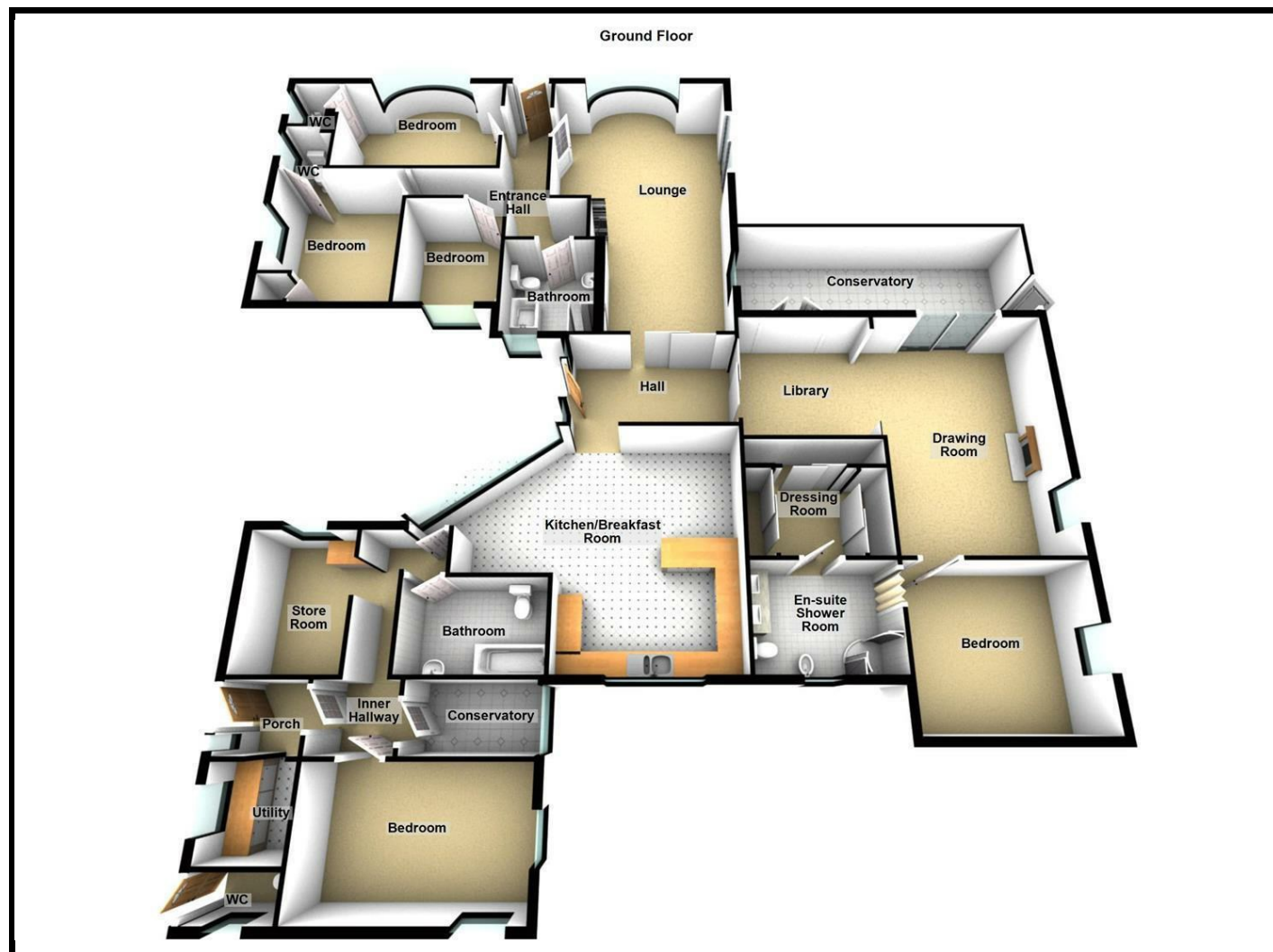
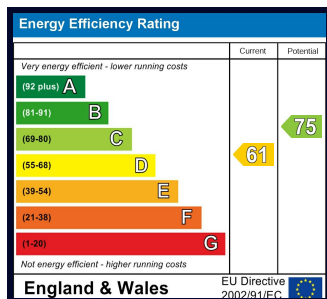


## ROOMS AND SIZES

Reception Hall	
Lounge	8.10m x 4.39m (max) (26'7" x 14'5" (max))
Library	2.97m x 2.54m (9'9" x 8'4")
Drawing Room	6.02m x 3.86m (19'9" x 12'8")
Conservatory	6.25m x 2.62m (20'6" x 8'7")
Bedroom One	3.56m x 3.25m (11'8" x 10'8")
Shower Room	3.10m x 2.29m (10'2" x 7'6")
Dressing Room	
Kitchen/Breakfast room	5.44m x 3.91m (17'10" x 12'10")
Storeroom	2.92m x 2.24m (9'7" x 7'4")
Bedroom Five	4.42m x 2.74m (14'6" x 9')
Bedroom Two	4.22m x 3.56m (13'10" x 11'8")
Cloakroom/W.C.	
Bedroom Three	3.89m x 3.89m (12'9" x 12'9")
Bedroom Four	2.90m x 2.39m (9'6" x 7'10")
Bathroom	
Double Garage (1)	6.25m x 3.20m (20'6" x 10'6")
Double Garage (2)	6.25m x 3.35m (20'6" x 11')
Rear Garden	

## PROPERTY INFORMATION

Council Tax Band - E  
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.

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