



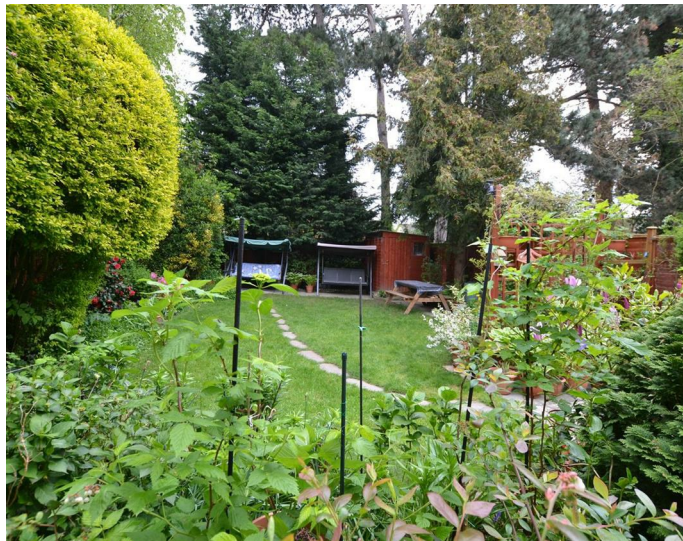
98 The Mallards, Leominster, HR6 8UL. £215,000

**98 The Mallards
Leominster
HR6 8UL**

£215,000

PROPERTY FEATURES

- End Terrace House
- 2 Bedrooms
- Lounge/Dining Room
- Kitchen With Appliances
- Bathroom
- Private Drive With Parking
- Gardens To Front And Rear
- Close To Town Centre



To view call **01568 616666**



JonathanWright
estate agents



A most attractive, spacious house situated in a cul-de-sac position on the northern side of Leominster with double glazed and gas fired centrally heated living accommodation being very well presented to include a reception hall, inner hallway, lounge/dining room, fitted kitchen with oven and hob, 2 bedrooms, modern bathroom and outside gardens to front, private drive with parking for vehicles and to the rear large, landscaped gardens with patios, lawns, garden sheds and workshops, all maintained and forming an important feature of this smart property. Viewing is strictly by appointment with the selling agents.

The full particulars of 98 The Mallards, Leominster are further described as follows:

The property is a good sized end of terraced modern house of brick and part rendered elevations under a tiled roof.

A canopy porch gives access under and through an entrance door into a reception hall.

From the reception hall a door opens into an inner hallway having a window to side, panelled radiator, ceiling light, power points and an archway opening into the kitchen.

The kitchen is fitted with modern units to include an inset stainless steel, one and a half bowl, single drainer sink unit, mixer tap over, working surfaces to either side with base units of cupboards and drawers. There is an inset 4 ring Electrolux gas hob, a fan assisted Hotpoint oven with grill under, an extractor hood with light over, matching eye-level cupboards and planned space for an upright fridge/freezer. There is space and plumbing for a washing machine, a tall matching larder unit, tiled splashbacks, including a window sill with window to front, lighting, power and wooden laminate flooring. From the inner hallway a door opens into the lounge/dining room. The light lounge dining room has a window to front, patio door to

rear, wooden laminate flooring, power points, TV aerial point, panelled radiator and a small under stairs storage cupboard.

The staircase rises and turns up to the first floor landing having a window to side, ceiling light, inspection hatch to roof space, power point and doors off to bedrooms.

Bedroom one overlooking the gardens to rear, panelled radiator, lighting and power. Bedroom two has a window also overlooking gardens to rear, panelled radiator, lighting, power and an over stairs storage cupboard. Off the landing a door opens into the bathroom having a modern suite in white of a panelled bath, mixer tap with shower attachment over, low flush W.C, pedestal wash hand basin, tiling to splashbacks including a window sill with an opaque double glazed window. There is vinyl flooring, panelled radiator, ceiling light and also a ceiling extractor fan.

OUTSIDE.

The property has gardens to front and side, tarmac driveway with parking for 2 motor vehicles, a gate opening into the rear garden, which also has an access from the lounge/dining room, a flagged patio area and rustic trellis work.

REAR GARDEN.

The main garden is laid mainly to lawn with a stepping stone pathway, attractive floral and shrub borders, mature trees plants and shrubs and a further patio. At the rear of the garden there are 2 useful garden sheds/workshops, one having electric, more trellis work and also an outside gym/barbeque area having lighting and being well built with corrugated roof.

SERVICES.

All mains services are connected, gas fired central heating via a combination boiler and telephone point to BT regulations.



ROOMS AND SIZES

Reception Hall

Inner Hallway

Kitchen 2.36m x 2.67m (7'9" x 8'9")

Lounge/Dining Room 4.78m x 3.58m (15'8" x 11'9")

Bedroom One 3.58m x 2.67m (11'9" x 8'9")

Bedroom Two 3.53m x 2.03m (11'7" x 6'8")

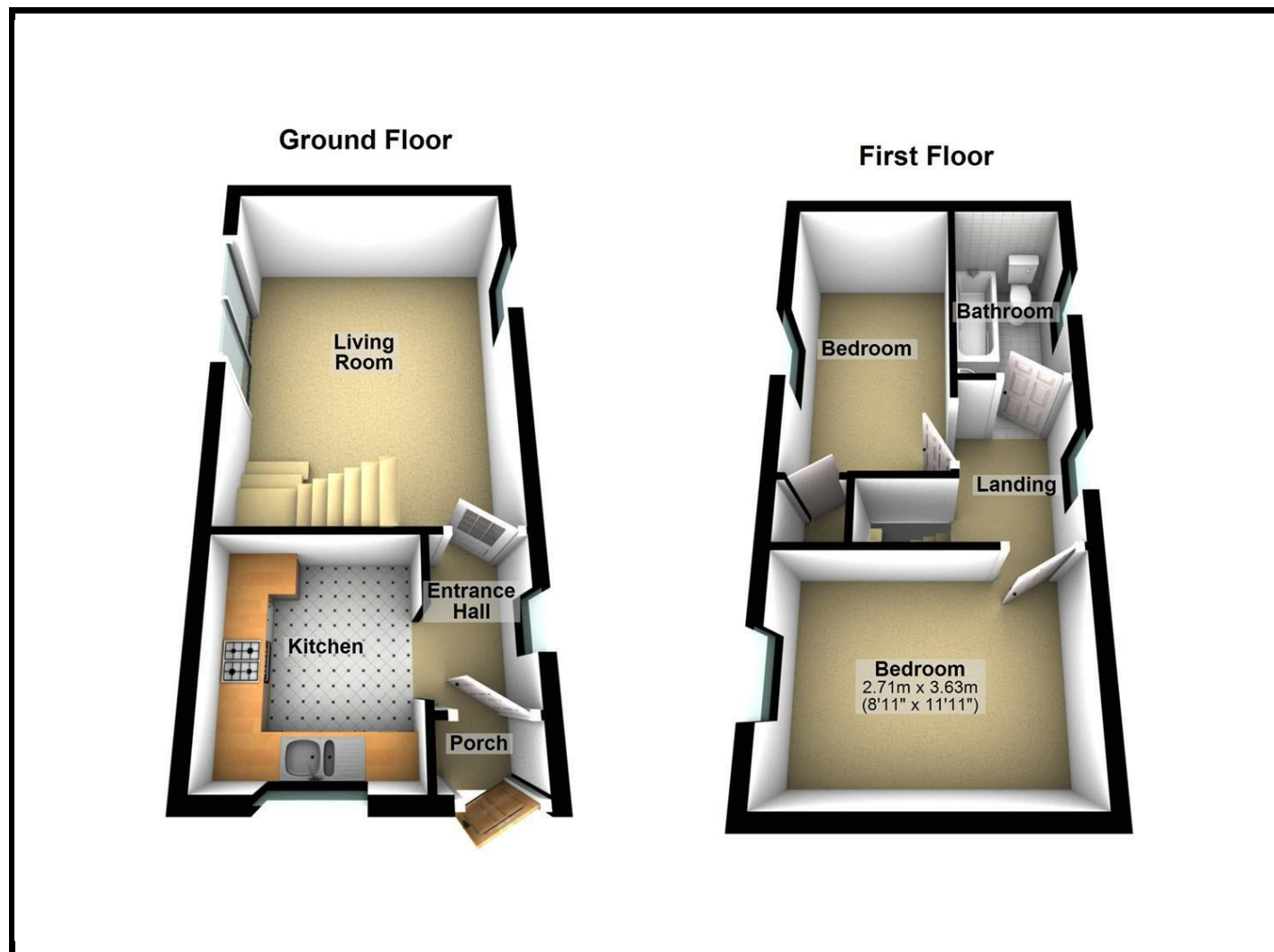
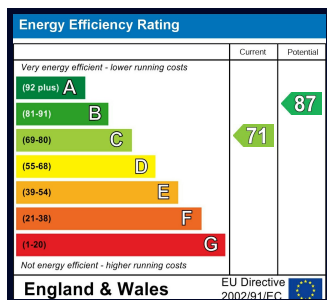
Bathroom

Rear Garden

PROPERTY INFORMATION

Council Tax Band - B

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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