



**114 South Street, Leominster, HR6 8JF. £220,000**

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Leominster  
HR6 8JF**

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### **PROPERTY FEATURES**

- **A Well Presented Detached Cottage**
- **2 Double Bedrooms**
- **Sitting Room**
- **Dining Room/Second Reception Room**
- **Kitchen/Breakfast Room**
- **Sunroom**
- **Ground Floor Bathroom**
- **Rear Garden**
- **Driveway With Parking and Garage**
- **Close To Town Centre**

**To view call 01568 616666**



**JonathanWright**  
estate agents





An attractive detached cottage offering well presented and surprisingly spacious, UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, sitting room with ornamental fireplace, dining room/second reception room, a good size kitchen/breakfast room, sunroom, a ground floor modern bathroom, 2 double bedrooms and outside a driveway to front with parking for vehicles, an enclosed and secure garden to rear and a garage/workshop.

The property is conveniently situated close to Leominster's town centre and nearby amenities to include schooling, sports centre with swimming pool and Leominster's town has a wide variety of shops, supermarkets and a train station with regular services to the nearby cathedral city of Hereford. Details of 114 South Street, Leominster are further described as follows:

A canopy porch with a composite entrance door opens into a reception hall having a door into an understairs storage cupboard and a door giving access into the sitting room.

The good size sitting room has an attractive UPVC, double glazed bay window to front overlooking South Street and, an ornamental fireplace with a raised tiled hearth, fire surround and mantle shelf over. There is wall lighting, an exposed ceiling timber and a UPVC double glazed window to rear.

From the sitting room a door opens into an inner hallway having doors off to the remaining ground floor accommodation.

Dining room/second reception room has a UPVC double glazed window to front, wooden laminated flooring and an exposed ceiling timber.

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

The good size kitchen/breakfast room has a working surface with an inset stainless steel sink unit with cupboards, planned space and plumbing for a washing machine, drawers and a tray shelf under.

There is a further working surface with an inset stainless steel gas hob, electric oven under and a stainless steel extractor hood with light over. The kitchen has base units of cupboards under, matching eye-level cupboards, glass fronted display cabinets, room for a breakfast table, room for an upright fridge/freezer, double opening doors into a pantry with shelving and a double glazed window to rear.

From inner hallway a door opens into a useful storage cupboard with shelving and a door into a ground floor bathroom.

The modern bathroom has a suite in white to include a side panelled bath with a mixer shower over, wash hand basin with vanity unit under and a low flush W.C. The bathroom is tiled from floor to ceiling height with a frosted UPVC double glazed window to side, extractor fan and a wall cabinet.

From the inner hallway a door opens into a sunroom having UPVC double glazed windows overlooking the rear gardens, tiled flooring, power points and a double glazed sliding door open out to the rear. From the sunroom a door opens into a useful and deep storage cupboard with lighting and shelving.

From the inner hallway a staircase rises up to a first floor landing having a window to front, inspection hatch to the loft space above and doors off to the bedroom accommodation.

Bedroom one is a good size double bedroom having 2 UPVC double glazed windows to front, inset lighting and ample room for bedroom furniture.

Bedroom two is also a generously sized double bedroom having a UPVC double glazed window to front, inset lighting, laminated flooring and a door into a useful storage cupboard with shelving, also housing a Worcester gas fired combination boiler heating hot water and radiators as listed.

#### OUTSIDE.

The property is situated in a convenient position close to Leominster's town centre and amenities. The property is approached to the front over a pedestrian pathway and a wrought iron gate gives access to the property where there are floral and shrub borders and steps leading up to the main front door. Set to one side is a tarmac driveway with parking for vehicles and also wide double gated access leading to the side and rear of the property.

#### REAR GARDEN.

The property enjoys a private and secure rear garden and is an ideal space for entertaining, having a large patio seating area with awning over, floral beds, lawn garden, outside lighting, walling to boundaries and set to one side is a detached garage/workshop.

#### GARAGE/WORKSHOP.

The garage/workshop can be accessed via the double opening gates at the side of the property.

#### SERVICES.

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

## ROOMS AND SIZES

Reception Hall

Sitting Room 5.28m (max) x 3.89m (17'4" (max) x 12'9")

Dining Room/Reception Room 4.57m x 2.84m (15' x 9'4")

Kitchen/Breakfast Room 4.50m x 3.23m (14'9" x 10'7")

Bathroom 2.41m x 1.55m (7'11" x 5'1")

Sunroom 2.82m x 1.93m (9'3" x 6'4")

Bedroom One 4.60m x 4.11m (15'1" x 13'6")

Bedroom Two 4.60m x 2.95m (15'1" x 9'8")

Garage

Rear Garden

## PROPERTY INFORMATION

Council Tax Band - C

Property Tenure - Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
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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