



**1 Goshen, Green Lane, Leominster, HR6 8QW. £280,000**

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Leominster  
HR6 8QW**

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### **PROPERTY FEATURES**

- **Semi-Detached House**
- **Open Plan Ground Floor**
- **Master Bedroom With En-suit/Shower Room**
- **2 Further Bedrooms**
- **Modern Fitted Kitchen**
- **Lounge**
- **Utility Room**
- **Ground Floor Cloak Room/W.C.**
- **Rear Garden And Parking**
- **Close To Town Centre**

**To view call 01568 616666**





An ultra modern and spacious 3 storey town house offering double glazed and gas fired centrally heated living accommodation to include an open plan ground floor living space, with lounge, dining room and fitted kitchen with appliances, a separate utility room, ground floor cloakroom/W.C, 2 double bedrooms on the first floor with main family bathroom and on the second floor a master bedroom suite of a large bedroom with built-in wardrobes and a large en-suite/shower room with wash hand basin and W.C. The property is within walking distance of Leominster's main town centre and amenities and is also very close to open countryside and rural walks down Ginhall Lane.

An internal inspection is recommended of this smart property and viewing is strictly by prior appointment with the selling agents.

Details of 1 Goshen, Green Lane, Leominster are as follows:

The property is a modern house of brick construction under a tiled roof.

A canopy porch with access under and through a double glazed entrance door into the reception hall. The reception hall has wooden laminate flooring, power points, panelled radiator, smoke alarm, ceiling downlighters, under stairs storage area and a door opening into the open plan lounge/dining room/kitchen.

The modern kitchen has an inset, single drainer sink unit, working surfaces to either side and a full range of base units of cupboards and drawers. Inset into the working surface is a Lamona 4 ring ceramic hob, a matching fan assisted oven with grill and a stainless steel canopy extractor hood with light over. There kitchen has an integral dishwasher, integral fridge, base units of cupboards and drawers, eye-level cupboards, ceiling downlighters, double glazed window to rear, plenty of room for a dining table and chairs, panelled radiator and a smoke alarm.

Open plan into the lounge has laminate flooring, double glazed window to front, panelled radiator, lighting, power, TV aerial point and with the ground floor being open plan rooms are lovely and light. From the kitchen a door opens into the utility room. The utility room has space and plumbing for an automatic washing machine, space for a freezer, working surface, ceiling downlighters, a smoke alarm, a door opening to the rear garden and a door opening into a ground floor cloakroom.

The cloakroom has a low flush W.C, pedestal wash hand basin, lighting, extractor fan, power, panelled

radiator and an opaque double glazed window. From the reception hall a staircase rises up to the first floor landing having ceiling downlighters, panelled radiator, window to front and doors leading off to bedrooms and a family bathroom. Bedroom one has a double glazed window to front, lighting, power and a panelled radiator. Bedroom two has a double glazed window to rear with far reaching rural views, panelled radiator, lighting and power.

The bathroom has a Victorian style, claw feet, roll top bath with mixer tap, shower attachment over, a built-in wash hand basin, enclosed low flush W.C, downlighters, vertical heated towel rail/radiator, extractor fan and an opaque double glazed window to rear.

From the first floor landing a staircase rises up to the master suite having a double glazed window to rear enjoying rural views, 2 panelled radiators, ceiling lights, built-in double wardrobe and an en-suite/shower room.

The en-suite/shower has a large enclosed shower cubicle, vanity wash hand basin, low flush W.C, Velux roof light, extractor fan, ceiling downlighters and a vertical heated towel rail/radiator.

#### OUTSIDE.

The property is approached to the front across a tarmacadam driveway having parking for motor vehicles and a flagged pathway giving access across the front and side through an opening gate to the rear garden.

#### REAR GARDEN.

The safe, secure and enclosed rear garden is private having panelled fencing to all boundaries. There is a small lawned garden, floral borders.

#### SERVICES.

All mains services are connected, gas fired central heating via a Worcester boiler being in the utility room.



## ROOMS AND SIZES

Reception Hall

Kitchen 5.13m x 2.29m (max) (16'10" x 7'6" (max))

Lounge 4.17m x 3.23m (13'8" x 10'7")

Utility Room 1.91m x 1.47m (6'3" x 4'10")

Ground Floor Cloakroom/W.C.

Bedroom One 3.51m x 2.84m (11'6" x 9'4")

Bedroom Two 2.87m x 2.87m (9'5" x 9'5")

Bathroom

Master Suite 5.94m x 3.10m (19'6" x 10'2")

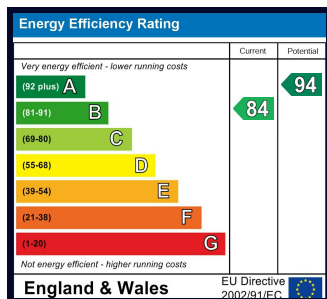
En-Suite

Rear Garden

## PROPERTY INFORMATION

Council Tax Band - C

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.

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