



**JonathanWright**  
estate agents



**Aldon Barons Cross Road, Leominster, Herefordshire HR6 8RW. No Onward Chain £350,000**

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### **PROPERTY FEATURES**

- **A Character Detached Bungalow**
- **2 Double Bedrooms**
- **Lounge with Fireplace**
- **Snug/Office**
- **Kitchen/Dining Room**
- **Conservatory**
- **Modern Showerroom**
- **Large Driveway**
- **Good size Gardens to Front and Rear**



**To view call 01568 616666**



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Situated on the Western side of Leominster town, a character and spacious detached bungalow offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, lounge with fireplace, snug/office, kitchen/breakfast room, utility room, two double bedrooms, a modern fitted shower room and outside, a good sized driveway with parking for plenty of vehicles, lawned garden to front and good size and attractive gardens to rear with storage sheds and workshop.

The property is situated close to Morrisons Supermarket and there are also regular bus services into Leominster's town centre which offers a good range of amenities to include shops, supermarkets, cafes and restaurants, a library and the historic priory church and grange park. Leominster also has a train station with regular train services to the nearby Cathedral City of Hereford.

A recess porch and an entrance door opens into an L shaped reception hall which has exposed floorboards, inspection hatch to the loft space up above, picture rail and doors off to the accommodations.

The good sized lounge has an attractive UPVC double glazed bay window overlooking gardens to front, a fireplace with raised hearth, fire surround with mantle shelf over. There are exposed floorboards, picture rail and wall lighting.

A door from the lounge into a snug/office with a double glazed window to side and power points. From the reception hall a door opens into the Kitchen/Dining Room.

The Kitchen/Dining Room has a working surface with an inset stainless steel sink unit with cupboards under and the working surfaces then continue with base units to include cupboards and drawers. Built into the working surface is a gas hob with a stainless steel extractor hood and light over and situated in a housing unit is a Hotpoint electric double oven and grill with cupboards over and drawer under. The Kitchen has matching eye level cupboards, tiled splashbacks, a UPVC double glazed window to rear and the dining area has ample room for a dining table and fitted shelving. A door off the kitchen opens into a linen cupboard with shelving and a second door then opens into a useful utility room.

The utility room has a window to the rear, lighting and situated in the utility room is a gas fired combination boiler heating hot water and radiators as listed. From the kitchen/dining room a glazed panelled door opens out to a conservatory/

The good size conservatory has a glass roof, UPVC double glazed windows overlooking gardens, power points, plumbing and drainage for a washing machine and doors giving access to the rear gardens.

From the reception hall a door opens into bedroom one which has a built in wardrobe fitment, a double glazed window overlooking attractive gardens to the front and a picture rail.

Bedroom Two is a good sized double bedroom with picture rail and a UPVC double glazed window overlooking gardens to rear. From the Reception hall a door opens into a useful cloaks cupboard with hanging rail and door opens into the shower room. The shower room has a modern suite to include a shower room cubicle with glass door and mains fed shower over, pedestal wash hand basin and low flush WC. The shower room is also tiled from floor to ceiling height and has a frosted UPVC double glazed window to the rear, extractor fan and a heated towel rail.

#### Outside

The property is well set back off Barons Cross Road and has gated access to the front, onto a gravelled driveway with plenty of parking for vehicles. The driveway continues to the side of the property with a hard standing providing parking for a caravan or motor home and the property enjoys attractive gardens to the front which are laid to lawn with shrub borders and well maintained hedging to boundaries. Set to one side of the property is a workshop with doors front and rear and a gate to the other side gives secure access to the rear garden.

#### Rear Garden

The property enjoys a good size, safe and secure rear garden which has a crazy paved patio area with timber built storage shed and deep and well stocked floral and shrub borders. There is also a lawned garden, various pathways, outside cold water taps and also situated in the garden is a greenhouse.

#### Services

All mains services connected and gas fired central heating.

## ROOMS AND SIZES

Reception Hall

Lounge 4.80m x 4.45m (15'9" x 14'7")

Snug/Office 3.89m x 2.36m (12'9" x 7'9")

Kitchen/Dining Room 5.36m x 3.18m (17'7" x 10'5")

Utility Room 3.25m x 1.14m (10'8" x 3'9")

Conservatory 3.86m x 3.05m (12'8" x 10')

Bedroom One 3.66m x 3.66m (12' x 12')

Bedroom Two 3.58m x 3.48m (11'9" x 11'5")

Shower Room

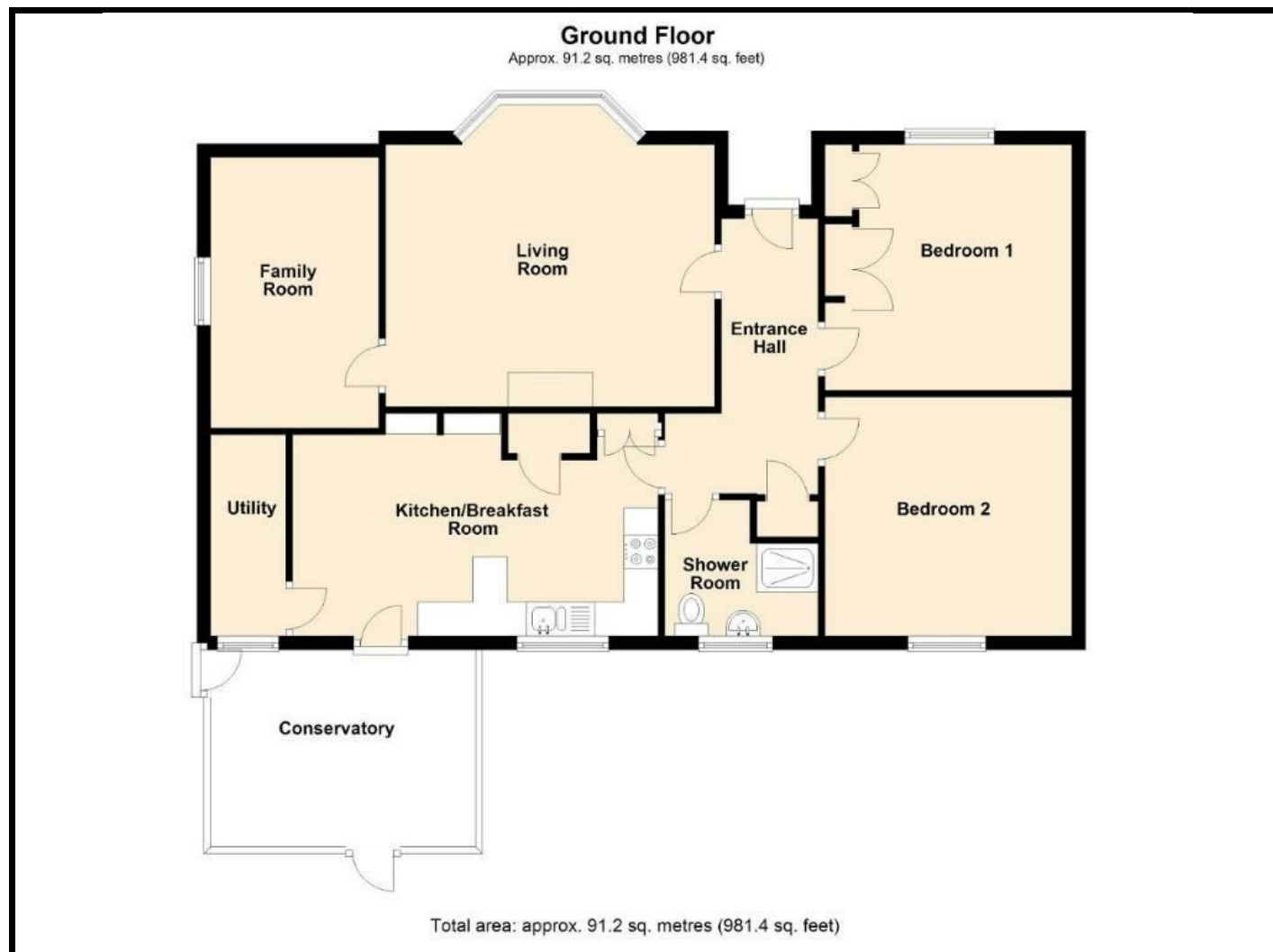
Workshop

## PROPERTY INFORMATION

Council Tax Band - D

Property Tenure - Freehold

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