



**JonathanWright**  
estate agents



**25 Cheaton Close, Leominster, HR6 8EN. £165,000**

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### **PROPERTY FEATURES**

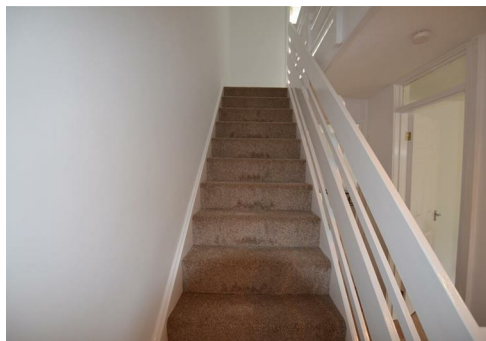
- Terraced House
- 3 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Bathroom
- Separate W.C.
- Gas Fired Central Heating
- Gardens To Front
- Rear Garden
- Walking Distance Of The Town Centre



To view call **01568 616666**



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A modernised terraced house offering a well presented 3 bedroom living accommodation having gas fired centrally heated and double glazing, gardens to front and rear, private parking and is with-in walking distance of Leominster's main town centre, schools and amenities.

The property has been recently modernised with kitchen and refitted bathroom, re-decoration and floor covering and is offered for sale with no-ongoing chain.

The full particulars of 25 Cheaton Close, Leominster are further described as follows:

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

A canopy porch with a UPVC entrance door opens into the reception hall having lighting smoke alarm, under stairs storage, power point, cloaks cupboard and a door opening into the sitting room.

The sitting room has a double glazed window to front, lighting, power points, panelled radiator and a TV aerial point.

A door from the reception hall opens into the kitchen/dining room which has recently been refitted having units to include an inset stainless steel, single drainer sink unit, mixer tap over and working surfaces to either side with base units of cupboards and drawers. There is an inset Cooke Lewis electric ceramic hob, fan assisted oven with grill under and an extractor hood with light over. There is a planned space for a fridge or upright fridge/freezer, space and plumbing for an automatic washing machine, tiled splashbacks, power points, lighting, window to rear, panelled radiator, plenty of room for a table and chairs and 2 useful store cupboards/larders.

#### AGENTS NOTE.

The ground floor has wooden flooring throughout.

From the reception hall a staircase rises up to the first floor landing having a ceiling light, smoke alarm, single power point, inspection hatch to roof space and doors to bedrooms.

Bedroom one has a double glazed window to front, panelled radiator, lighting and power. Bedroom two has a double glazed window to rear, panelled radiator, light and power. Bedroom three has a double glazed window to front ceiling light, power points and a panelled radiator.

Off the landing a door opens into the bathroom having a modern suit in white of a panelled bath, an electric shower over and a pedestal wash hand basin. There is tiling to splashbacks, an opaque double glazed window to rear, ceiling light, vertical heated towel rail/radiator and bathroom floor covering. To the side of the bathroom a door opens into a low flush W.C. with lighting and an opaque double glazed window to rear. On the landing a door opens into an airing cupboard housing a modern Worcester gas fired combination boiler, heating hot water and radiators as listed.

#### OUTSIDE.

The property is approached to the front where there is pedestrian access to an opening gate and a pathway to the front door and lawned gardens to front.

A door from the kitchen/dining room opens having 2 useful storage cupboards and access into the rear garden.

#### REAR GARDEN.

The rear garden is laid to lawn with flagged patio area, flagged pathway and an opening gate to the rear giving pedestrian access and also the possibility of rear vehicular access, as the kerb has already been dropped.

#### SERVICES.

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

## ROOMS AND SIZES

Reception Hall

Sitting Room 4.04m x 3.43m (13'3" x 11'3")

Kitchen/Dining Room 4.37m x 2.95m (14'4" x 9'8")

Bedroom One 3.51m x 2.62m (11'6" x 8'7")

Bedroom Two 3.56m x 2.59m (11'8" x 8'6")

Bedroom Three 2.59m x 1.73m (8'6" x 5'8")

Bathroom

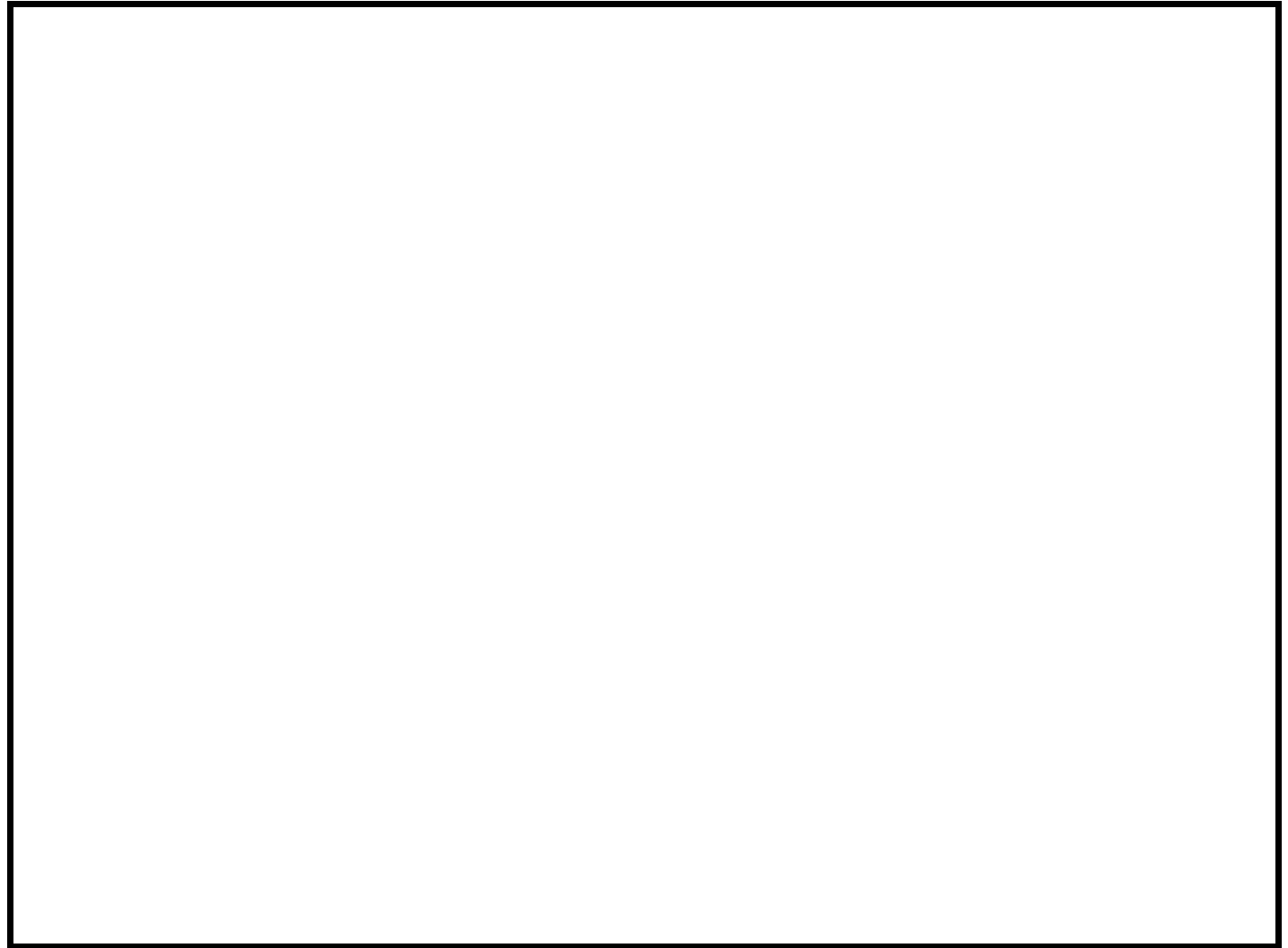
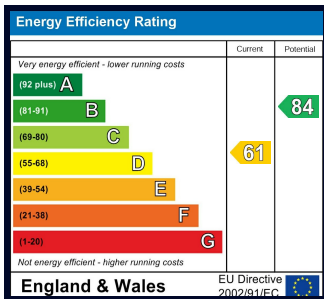
Separate W.C.

Rear Garden

## PROPERTY INFORMATION

Council Tax Band - A

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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