



**37 Hereford Road, Leominster, HR6 8JS. £290,000**

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Leominster  
HR6 8JS**

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### **PROPERTY FEATURES**

- **Victorian End Terrace House**
- **3 Large Bedrooms**
- **Lounge**
- **Kitchen/Breakfast Room**
- **Ground Floor Cloakroom/W.C.**
- **Side Porch/Utility**
- **Bathroom With Separate Shower**
- **Large Gardens**
- **Roadside Parking**
- **Close To Town Centre**

**To view call 01568 616666**





A most attractive and improved end of terraced Victorian town house offering gas fired centrally heated and double glazed living accommodation having a reception hall, large lounge with feature fireplaces, kitchen/breakfast room, side porch/utility room, good sized bedrooms, bathroom with roll top bath and separate shower, larger than normal gardens, landscaped with lawns, patios and a rustic Pergola and all within a few minutes walking distance of Leominster's town centre and amenities. An internal inspection is recommended of this property and viewing is strictly by prior appointment with the selling agents. Details of 37 Hereford Road, Leominster are further described as follows:

The property is an end terraced Victorian Cottage.

A recess porch with a composite, coloured leaded glazed entrance door opens into a reception hall having exposed timber features, lighting, panelled radiator and a glazed panelled door opening into the lounge.

The lounge has 2 attractive, ornamental fireplaces, wooden fire surrounds and mantle shelves over, display alcoves with arch features, a centre moulded arch, lighting, power, bay window to front, 2 panelled radiators, window to rear and a glazed panelled door opening into the kitchen/breakfast room.

The kitchen/breakfast room has an inset stainless steel, single drainer sink unit and working surfaces of base units with cupboards and drawers under. There is a planned space for a gas cooker, space and plumbing for a washing machine and space and plumbing for a slim-line dishwasher. Both washing machine and dishwasher are included. There is room for a large upright fridge/freezer, eye-level cupboards, room for a breakfast table and chairs, lighting, power,

panelled radiator, tiled floor and double opening doors onto the rear patio. There is a door to side opening into a covered side passageway, ideal for coats and boots, a door opening into the garden and also a door opening into a ground floor cloakroom/W.C. The cloakroom has a low flush W.C, wash hand basin and a gas fired boiler heating hot water and radiators as listed. From the reception hall a staircase rises up to the first floor landing having a ceiling light, a split landing with steps up to bedroom one.

Bedroom one has 2 double glazed windows to front, 2 panelled radiators, lighting and power.

Bedroom two has a double glazed window to rear, panelled radiator, lighting and power. Bedroom three has a double glazed window overlooking the garden to rear, lighting, power and a panelled radiator.

Off the landing a door opens into the bath/shower room having a roll top bath standing on claw feet, mixer tap with shower attachment, pedestal wash hand basin, low flush W.C. and an enclosed shower cubicle with a Mira shower, extractor fan and a double glazed window to side.

On the landing there is an inspection hatch and also a door opening into the airing cupboard with shelving and a panelled radiator.

#### OUTSIDE.

The property is approached to the front where there is unrestricted road side parking, a brick wall and a wrought iron gate giving access through into the enclosed front garden with floral and shrub borders and access to the front door.

#### REAR GARDEN.

From the kitchen a door opens onto a flagged patio with the larger than normal gardens, having lawns, timber decking with Pergola over, substantial gardens sheds and a Victoria plum tree.



## ROOMS AND SIZES

Reception Hall

Lounge 7.47m x 3.40m (24'6" x 11'2")

Kitchen/Breakfast Room 5.26m x 2.97m (17'3" x 9'9")

Ground Floor Cloakroom/W.C.

Side Porch/Utility

Bedroom One 4.34m x 3.30m (14'3" x 10'10")

Bedroom Two 3.43m x 2.54m (11'3" x 8'4")

Bedroom Three 2.82m x 2.51m (9'3" x 8'3")

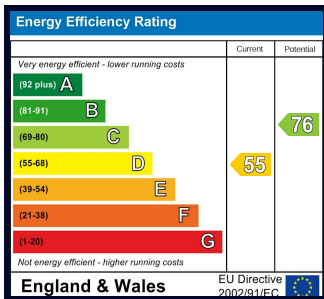
Bathroom With Separate Shower

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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