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25 Falconer Place, Leominster, Herefordshire HR6 8AP. No Onward Chain £210,000

**25 Falconer Place
Leominster
Herefordshire
HR6 8AP**

No Onward Chain £210,000

PROPERTY FEATURES

- **Middle Terraced House**
- **3 Bedrooms**
- **Lounge/Dining Room**
- **Fitted Kitchen**
- **Double Glazed**
- **Gas Fired Central Heating**
- **Gardens To Front And Rear**
- **Residents Parking**
- **Close To Town Centre**



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Situated in a pleasant cul-de-sac within a few moments walking distance of Leominster's main town centre and amenities a middle terrace, family size, 3 bedroom property being double glazed and gas fired centrally heated, gardens to front and rear, residents parking and also close to Leominster's schools, leisure centres and swimming pool. The full particulars of 25 Falconer Place, Leominster are further described as follows:

The property is a mid terraced house having a good size canopy porch to the front and a double glazed entrance door opening into the reception hall.

The reception hall has lighting, power, radiator and a door opening into the lounge/dining room.

The lounge/dining room has a feature fireplace, mantle shelf over, raised hearth, coal and living flame effect gas fire inset and 2 double glazed windows, one to front and one to rear. There are panelled radiators, wall lighting, power points, TV aerial point, plenty of room for a dining table and chairs and a door opening into the kitchen, which also has a connecting door back to the reception hall.

The L shaped kitchen has modern units to include an inset stainless steel, single drainer, one and a half bowl sink unit, mixer tap over, working surfaces and base units under with cupboards and drawers. There is a built-in Hotpoint dishwasher, an inset 4 ring electric hob, a fan assisted electric oven with grill under and an extractor hood with light over. Also included is an upright freezer, washing machine, tumble dryer and the working surfaces all having tiled splashbacks, eye-level cupboards, wooden laminate flooring, ceiling downlighters, a double glazed window to rear and also a built-in fridge. There is an under stairs storage cupboard and a door to the rear of the kitchen opening into the gardens.

From the reception hall a staircase rises up to the first floor landing having a ceiling, panelled radiator, inspection hatch to a boarded roof space above with lighting and doors off to bedrooms.

Bedroom one has a double glazed window to

front, panelled radiator, lighting, power and running across one wall is a floor to ceiling wardrobe fitment with hanging rail, shelving and centre mirrored doors.

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

Bedroom three has a double glazed window to front, panelled radiator, lighting, power and a built-in wardrobe.

A door from the landing opens into the bathroom having a suite in white of a panelled bath, mixer tap and telephone style shower over, pedestal wash hand basin and a separate enclosed shower cubicle with a Mira electric shower. There are downlighters, downflow electric heater, heated towel rail/radiator and an opaque double glazed window to rear. To the side of the bathroom is a door opening into a low flush W.C, panelled radiator, downlighter, extractor fan and an opaque double, glazed window to rear.

OUTSIDE.

The property is approached to the front where there is a lawned garden, concreted pathways and a shared covered access across the side of the property around to the rear.

REAR GARDEN.

The rear garden is safe and enclosed with hedging, panelled fencing, flagged patio area, outside lighting, and raised low stone borders. A pathway continues across the side to another lawned garden being private and secluded giving access to a timber built garden shed.

SERVICES.

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



ROOMS AND SIZES

Reception Hall

Lounge/Dining Room

6.63m x 3.48m (max) (21'9" x 11'5" (max))

Kitchen 5.66m (max) x 2.26m (18'7" (max) x 7'5")

Bedroom One 3.48m x 2.79m (11'5" x 9'2")

Bedroom Two 3.45m x 3.10m (11'4" x 10'2")

Bedroom Three 3.58m x 1.96m (11'9" x 6'5")

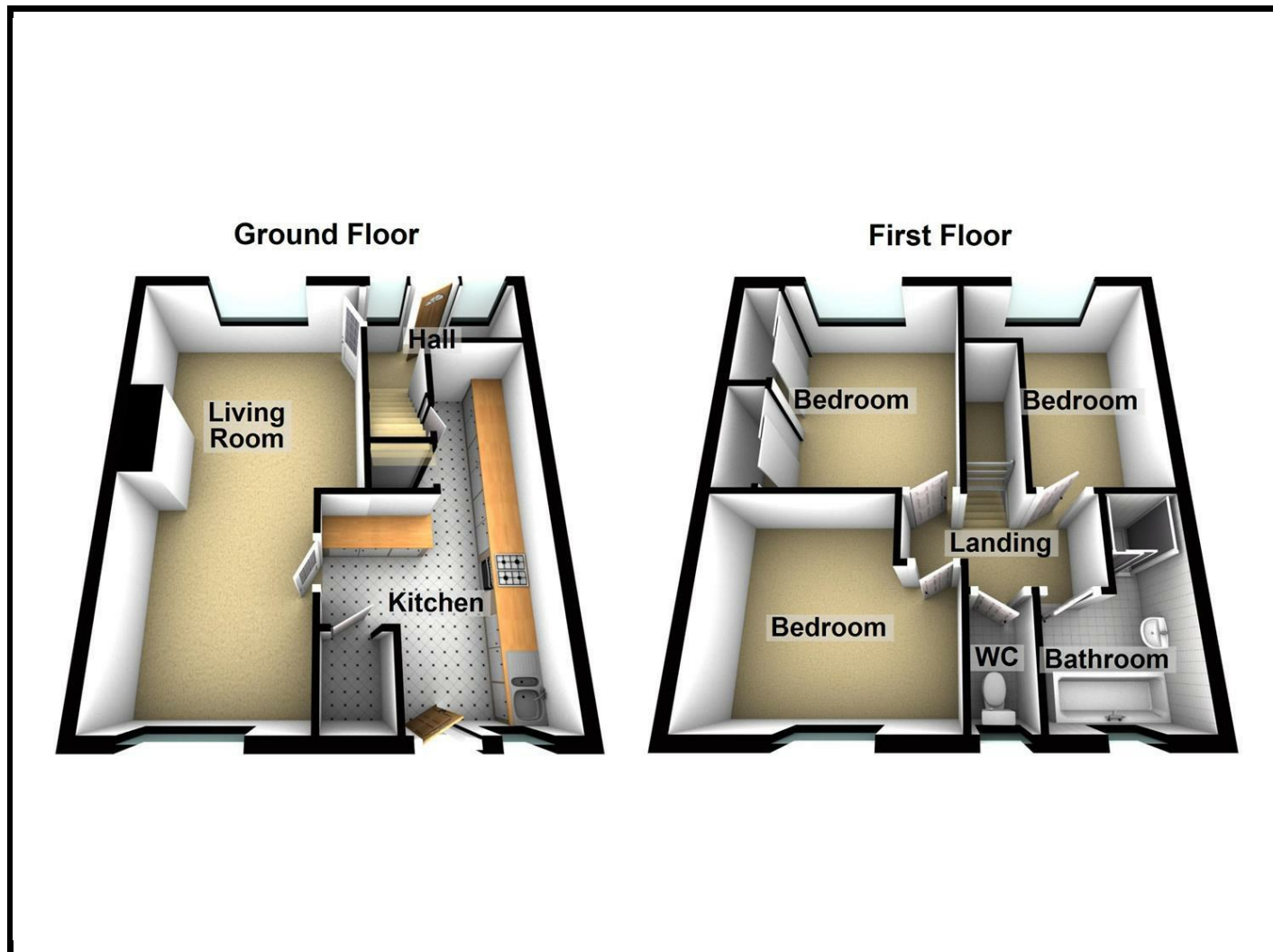
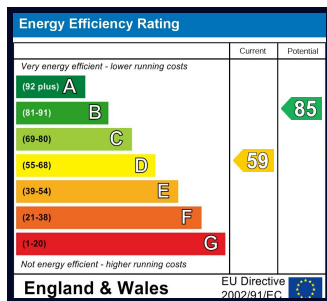
Bathroom

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.

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