



33b South Street, Leominster, Herefordshire HR6 8JQ. No Onward Chain £165,000

**33b South Street
Leominster
Herefordshire
HR6 8JQ**

No Onward Chain £165,000

PROPERTY FEATURES

- Terraced Cottage
- 1 Bedroom
- Sitting Room
- Kitchen
- Shower Room/W.C.
- Rear Courtyard Garden
- Garage
- Close To Town Centre



To view call 01568 616666



JonathanWright
estate agents



Situated within a few moments walking distance of Leominster's town centre, a terraced cottage offering double glazed and gas fired centrally heated living accommodation having a good size reception hall, stairs leading up to the first floor having a sitting room, fitted kitchen with appliances, one good size bedroom, shower room/W.C. and on the ground floor access from the reception hall into a garage with an up and over door to front providing parking and utility services and also giving access through into the enclosed rear courtyard garden.

The property is offered for sale with no-going chain and viewing is strictly by prior appointment with the selling agents. Details of 33b South Street, Leominster. are further described as follows:

The property is a terraced cottage of brick construction under a slate roof.

A recess entrance porch with lighting and storage cupboard gives access through a half glazed entrance door into a large reception hall. The reception hall has a panelled radiator, power, lighting and stairs rising up to a half landing past a double glazed window to rear and continuing up to the first floor having lighting, power and a door opening into the sitting room.

The sitting room has a double glazed window to front, double panelled radiator, lighting, power, TV aerial point and a door opening into the kitchen.

The modern fitted kitchen has white fronted units to include a stainless steel, single drainer sink unit and working surfaces with base unit under of cupboards and drawers. Inset into the working surface is an electric 4 ring hob, an electric oven with grill under and an extractor hood with light over. There is also a built-in fridge, tiled splashbacks, eye-level cupboards, double glazed window to front, lighting and power.

From the sitting room a door opens into the bedroom having a double glazed window to rear, lighting, power and a panelled radiator. On the landing a door opens into a shower room with a large, enclosed shower cubicle, ceramic tiled splashbacks, pedestal wash hand basin and a low flush W.C. There is a ceiling light, extractor fan, double glazed window to rear, panelled radiator and an inspection hatch to the roof space above. On the landing a door opens into the airing cupboard with shelving.

On the ground floor with access from the reception hall is a good sized garage having a wood up and over front door, concreted floor, lighting, power, easy access to the meters, space and plumbing for an automatic washing machine and a wall mounted gas fired boiler, heating hot water and radiators as listed. At the rear of the garage is a UPVC double glazed door opening into enclosed courtyard garden.

OUTSIDE.

The property is approached to the front off South Street, where there is parking to front, with the property also enjoying its own private garage.

REAR GARDEN.

The garden to the rear has been concreted for easy maintenance, safe and secure and relatively private.

SERVICES.

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

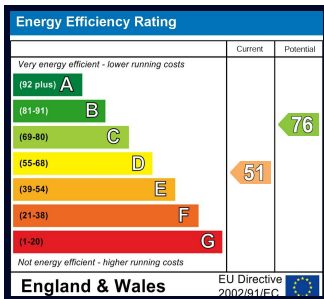


ROOMS AND SIZES

Reception Hall	4.47m x 1.83m (14'8" x 6')
Sitting Room	3.53m x 3.53m (11'7" x 11'7")
Kitchen	2.44m x 2.24m (8' x 7'4")
Bedroom	3.15m x 3.05m (10'4" x 10')
Shower Room/W.C.	
Garage	6.60m x 2.44m (21'8" x 8')
Rear Garden	

PROPERTY INFORMATION

Council Tax Band - A
Property Tenure - Freehold



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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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