



JonathanWright
estate agents



8 Townsend Close, Leominster, HR6 8QH. £289,000

**8 Townsend Close
Leominster
HR6 8QH**

£289,000

PROPERTY FEATURES

- Detached House
- 3 Good Size Bedrooms
- Lounge
- Separate Dining Room
- Conservatory
- Fitted kitchen
- Ground Floor Cloakroom/W.C.
- Family Bathroom
- Adjoining Garage & Parking
- Close To Town Centre

To view call 01568 616666





Situated in a cul-de-sac position within a few moments walking distance of Leominster's town centre a detached family sized house standing on a good sized plot and offering accommodation to include gas fired central heating, double glazed, with a reception hall, large lounge, separate dining room, kitchen, conservatory, ground floor cloakroom/W.C, 3 good size bedrooms, bathroom with shower and outside parking for motor vehicles, an adjoining single garage and gardens to both front and rear. Leominster has excellent shopping facilities, railway station, bus station and is only 12 miles away from the cathedral city of Hereford to the south. The full particulars of 8 Townsend Close, Leominster are further described as follows:

The property is a detached house. An entrance door opens into a reception hall having lighting, power and double opening doors leading through into the lounge. The lounge has a feature stone fireplace with a gas fire and mantle shelf over and to the front is a large double glazed, picture window. From the reception hall a door opens into the dining room having lighting, power and a sliding door opening into a rear conservatory. The L shaped conservatory is UPVC double glazed, opening windows, lighting, power, panelled radiator, a door opening into the gardens and a door opening into the adjoining garage. From the reception hall a door opens into the kitchen, which also has a connecting door into the conservatory. The fitted kitchen has an inset, one and a half bowl, single drainer sink unit, base units of cupboards and drawers, planned space for an electric cooker, a tall housing unit with planned space for a microwave, eye-level cupboards, space and plumbing for a dishwasher, window to side, lighting, and power. From the reception hall a door opens into a ground floor cloakroom having a low flush W.C. and wash hand basin.

On the ground floor there is an under stairs storage cupboard, which also houses the Ideal gas fired boiler and time control for heating and hot water. A staircase from the hallway leads up to a half landing past a window to side and up to the first floor landing with lighting and power, inspection hatch to roof space and doors to bedrooms. Bedroom one has a large double glazed picture window to front with views across rooftops towards Leominster's Priory Church. The bedroom

has comprehensive bedroom furniture fitted with mirrored wardrobes, storage boxes, TV unit, power points, panelled radiator and lighting. Bedroom two has a window to rear, lighting, power, vanity wash hand basin and a built-in wardrobe. Bedroom three. (Currently office) has a window to rear, lighting, power and a built-in wardrobe. The bathroom has a suite of a panelled bath with hand grips, Mira electric shower over, pedestal wash hand basin, low flush W.C, opaque double glazed window to side, lighting and panelled radiator. On the landing a door opens into the airing cupboard with a Factory insulated hot water cylinder, immersion heater and shelving.

OUTSIDE.

The property is approached to the front with a good size lawned garden, very attractive floral and shrub borders continuing around the side of the property, also a tarmac driveway with parking for motor vehicles. To the side and adjoining the property is a garage.

GARAGE.

Having a metal up and over door, concreted floor, power lighting and a door opening into the conservatory.

REAR GARDEN.

The rear garden is safe and secure to all boundaries having a flagged patio area and a gate to side giving access across the side of the property back to the front. There are raised borders and gardens, mature plants and shrubs, small lawned garden, timber built garden shed with power and all easily maintained.

SERVICES.

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

ROOMS AND SIZES

Reception hall

Lounge 5.97m x 3.35m (19'7" x 11')

Dining Room 3.58m x 2.74m (11'9" x 9')

Conservatory
5.31m (max) x 3.40m (17'5" (max) x 11'2")

Kitchen 2.67m x 2.21m (8'9" x 7'3")

Ground Floor Cloakroom/W.C.

Bedroom One 5.92m x 3.35m (19'5" x 11')

Bedroom Two 2.62m x 2.62m (8'7" x 8'7")

Bedroom Three (Currently Office)
2.64m x 2.74m (8'8" x 9')

Bathroom

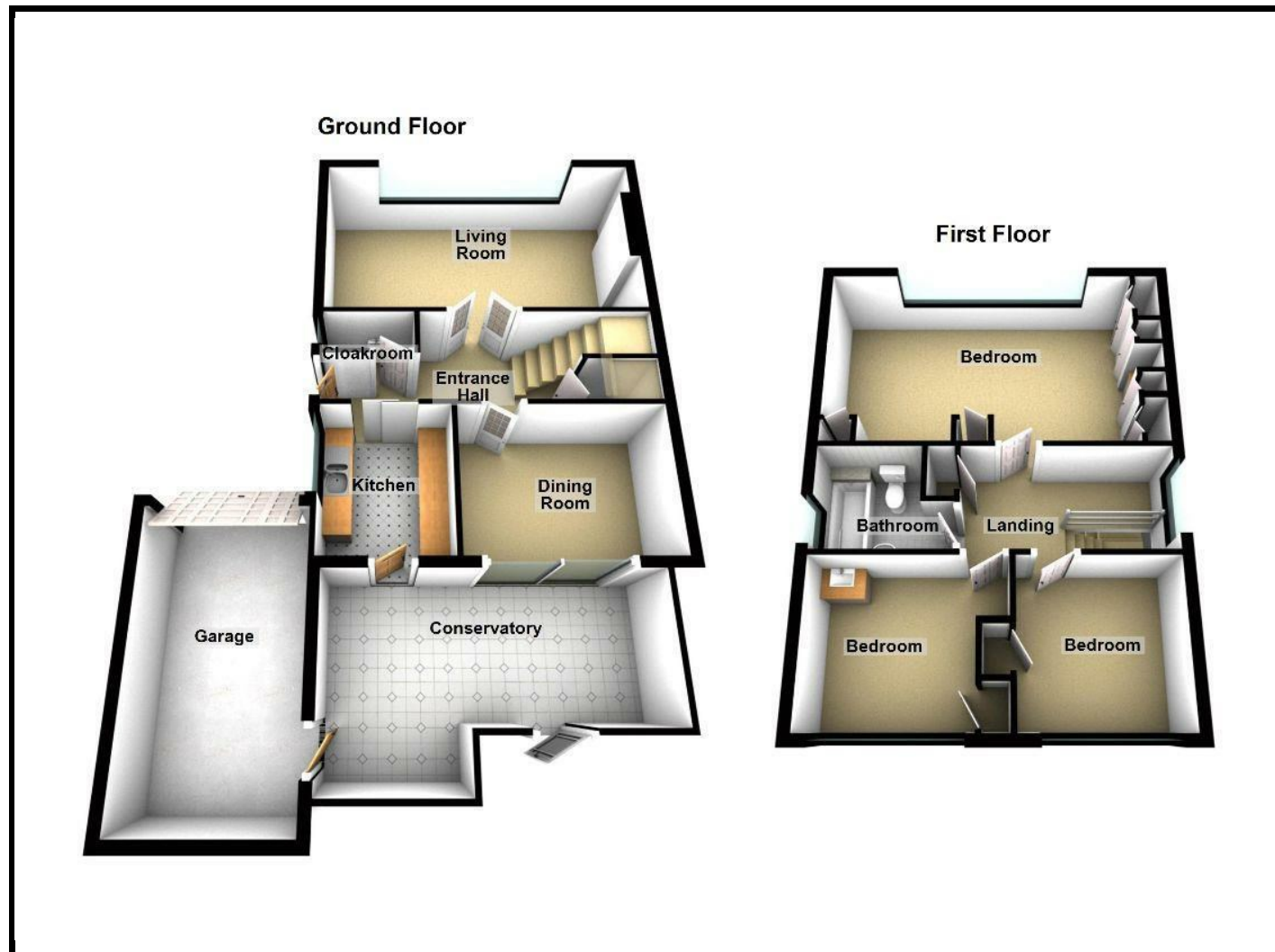
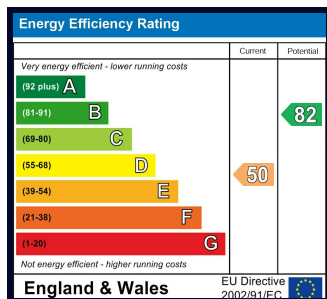
Adjoining Garage 5.03m x 2.51m (16'6" x 8'3")

Rear Garden

PROPERTY INFORMATION

Council Tax Band - D

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.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.