



**3 Townsend Close, Leominster, Herefordshire HR6 8QH. No Onward Chain £265,000**

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Herefordshire  
HR6 8QH**

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### **PROPERTY FEATURES**

- **Detached Bungalow**
- **3 Bedrooms**
- **Lounge/Dining Room**
- **Kitchen**
- **Conservatory**
- **Shower Room**
- **Gas Fire Central Heating**
- **Adjoining Garage**
- **Gardens To Front & Rear**
- **Close To Town Centre**

**To view call 01568 616666**



**JonathanWright**  
estate agents



A modern and detached bungalow offering spacious, UPVC double glazed and gas fired centrally heated accommodation to include; a wide reception hall, lounge/dining room, kitchen, conservatory 3 double bedrooms, shower room, separate WC and outside, gardens to front and rear, driveway with parking for several vehicles and an adjoining garage. Townsend Close is situated, only a short walk away from Leominster's town centre and amenities to include shops, supermarkets, a library and train station.

The property is a modern bungalow of brick construction under a tiled roof.

A UPVC double glazed entrance door opens into a wide and welcoming reception hall.

The reception hall has a UPVC double glazed window to side, telephone point subject to BT regulations and double opening doors from the reception hall open into the lounge/dining room.

The spacious, light and airy lounge/dining room has 3 UPVC double glazed windows to front, a UPVC double glazed window to side looking into the conservatory and a UPVC double glazed door opening to the side of the property. There is a feature fireplace with a gas living flame and coal effect fire standing on a raised tiled hearth with tiled fire surround and mantle shelf over and ample room for a family sized dining table. From the reception hall a glazed door opens into the kitchen.

The well fitted kitchen has a working surface with an inset stainless steel sink unit with cupboards and drawer under and space and plumbing for a washing machine. Working surfaces continue with further base units to include cupboards, drawers, a planned space for a fridge, space for a further appliance under. There is a range of matching eye-level cupboards, 2 leaded glazed display cabinets, corner shelving and situated in a housing unit is a Neff electric double oven and grill with cupboards over and under. Built into a working surface is a Diplomat 4 ring gas hob with an extractor hood and light over and there is also a pantry with fitted shelving, tiled flooring, a UPVC double glazed window to side and a UPVC double glazed door giving access into a conservatory.

The conservatory has a brick built dwarf wall base, UPVC double glazed windows, tiled flooring, wall lighting, power points and 2 UPVC double glazed doors to either side.

From the reception hall a door opens into an inner hallway having an inspection hatch with a drop down ladder to the loft space above and doors leading off to bedrooms.

Bedroom one. The good size double bedroom has a built-in wardrobe fitment with hanging rail and shelving, also ample room for bedroom furniture and UPVC double glazed window overlooking gardens to rear.

Bedroom two is also a generously sized double bedroom having a UPVC double glazed window to side, vanity wash hand basin with cupboards under and double opening doors into a built-in wardrobe fitment with hanging rail and shelving.

Bedroom three is also a double sized bedroom having a built-in wardrobe fitment and a UPVC double glazed window to rear.

From the reception hall a door opens into a cupboard housing a Worcester combination gas fired boiler, shelving and a radiator under.

A door from the inner hallway opens into a shower room having a large walk-in shower cubicle with a glass sliding door, wet walling to splashbacks, a folding shower seat and a mains fed shower over. The shower room has a pedestal wash hand basin, tiled splashbacks, frosted UPVC double glazed window to side and a towel rail.

From the inner hallway a door opens into a separate cloakroom/W.C. having a low flush W.C, pedestal wash hand basin and a frosted UPVC double glazed window to side.

#### OUTSIDE.

The property is situated in a quiet and tucked away cul-de-sac position close to Leominster's town centre and amenities. The property is accessed over a pedestrian pathway and onto a tarmac driveway with parking for several vehicles.

#### GARDEN.

The property has attractive gardens to front to include a gravelled garden area, steps leading up to the main garden having a stoned pathway, rockery, well stocked floral and shrub borders and set to one is a useful bin storage area. At The end of the driveway is an up and over door opening into an adjoining garage.

#### GARAGE.

The good size garage has power, lighting, shelving and a door giving access to rear of the property.

Secure gated access to the side of the property leads to a slabbed pathway with shrub borders to the side and continues to a further raised shrub garden and a trellis archway leading out to the rear garden.

#### REAR GARDEN.

The safe and secure rear garden has been laid mainly to patio slabs with deep and well stocked shrub borders and also has a timber built storage shed.

#### SERVICES.

All mains services connected gas fired central heating via a combination boiler system.

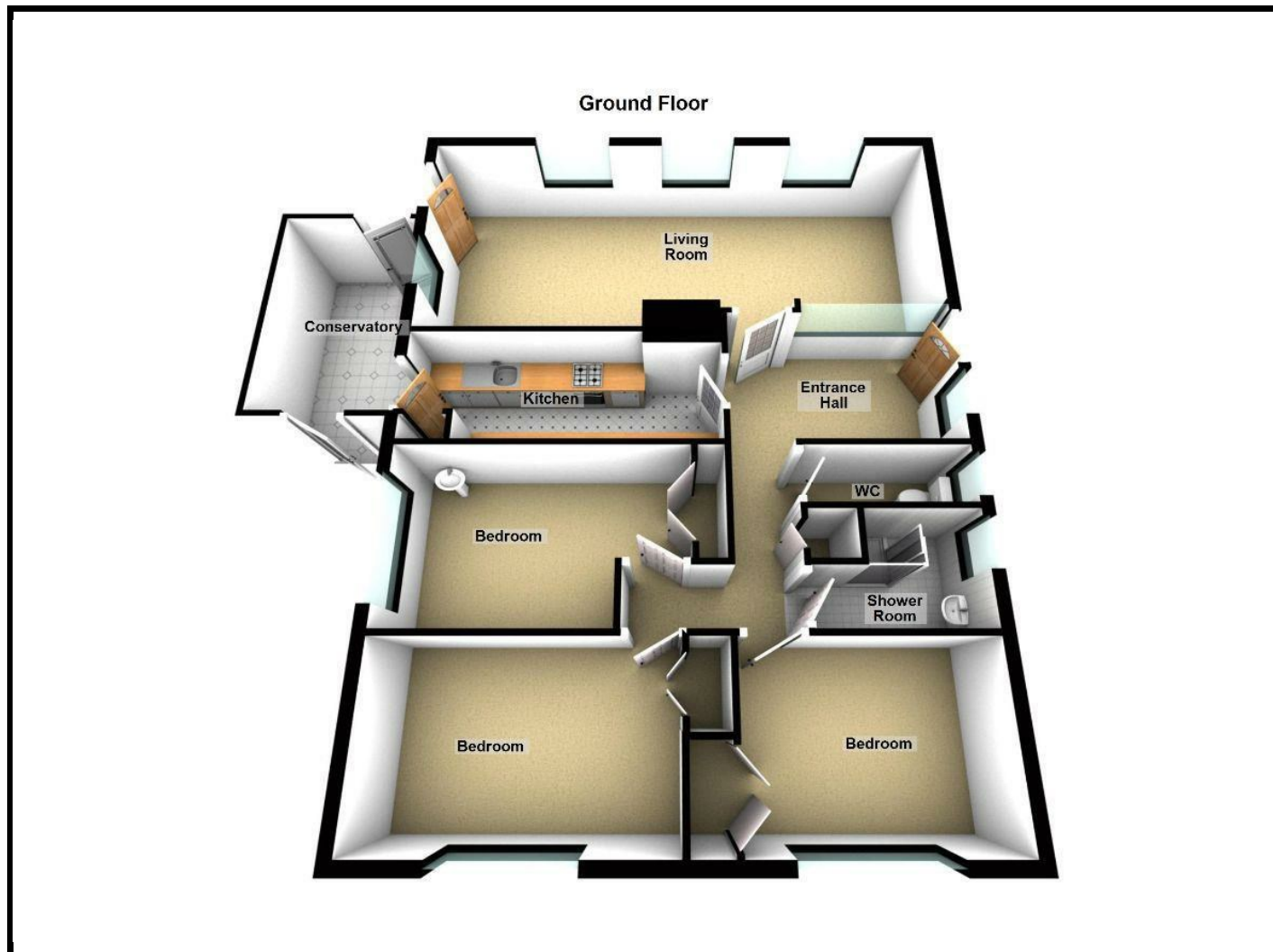
## ROOMS AND SIZES

Reception Hall	3.48m x 2.67m (11'5" x 8'9")
Lounge/Dining Room	8.56m x 3.71m (28'1" x 12'2")
Kitchen	5.03m x 2.01m (16'6" x 6'7")
Conservatory	3.56m x 2.21m (11'8" x 7'3")
Bedroom One	4.19m x 2.64m (13'9" x 8'8")
Bedroom Two	4.17m x 2.67m (13'8" x 8'9")
Bedroom Three	3.45m x 2.64m (11'4" x 8'8")
Shower Room	
Adjoining Garage	4.88m x 2.31m (16' x 7'7")
Rear Garden	

## PROPERTY INFORMATION

Council Tax Band - D  
Property Tenure - Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	
EU Directive 2002/91/EC	



### 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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