



**47 Castlefields, Leominster, HR6 8BG. No Onward Chain £220,000**



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Leominster  
HR6 8BG**

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### **PROPERTY FEATURES**

- **Extended Semi-Detached Bungalow**
- **2 Good Size Bedrooms**
- **Lounge/Dining Room**
- **Sunroom**
- **Fitted Kitchen**
- **Bathroom**
- **Garage & Carport**
- **Parking For Vehicles**
- **South Facing Rear Garden**
- **Close To Town Centre**

**To view call 01568 616666**



**JonathanWright**  
estate agents







Situated in a sought after position, an extended semi-detached bungalow offering spacious UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, lounge/dining room, kitchen, 2 good size bedrooms, bathroom and outside a lawned garden to front, south facing garden to rear, driveway with parking for several vehicles, carport and garage. Castlefields is well positioned for amenities to include a nearby shop and train station. Leominster's town centre has a good range of supermarkets, shops, cafes and restaurants.

A double glazed entrance door open into a reception hall having a door leading into the lounge/dining room. The spacious lounge/dining room has a feature fire place with a gas fire standing on a raised tiled hearth with fire surround and mantle shelf over and provisions for a gas fire. There are plenty of power points, room for a dining table, windows looking into a rear sunroom and a door giving access into the sunroom.

The sunroom has double glazed windows overlooking the rear garden, power points and a door leading out to a rear patio.

From the lounge/dining room a sliding door opens into the kitchen.

The extended kitchen has a working surface with an inset stainless steel sink unit with cupboard under and space and plumbing for a washing machine. The working surfaces continue with base units to include cupboards and drawers and built into the working surface is a 4 ring gas hob with a concealed extractor hood with light over. Situated in a housing unit is a Hotpoint electric double oven with grill and the kitchen has further working surfaces with cupboard and wine rack under, an integral fridge, matching eye-level cupboards to include glass fronted display cabinet and corner shelving. There is a UPVC double glazed window to rear and a double glazed door opening to the side of the property. From the lounge/dining room a door opens into bedroom one.

Bedroom one is a good size double bedroom having ample room for bedroom furniture and a UPVC double glazed window to front.

From the reception hall a door opens into bedroom two.

Bedroom two is also a generously sized bedroom having a built-in wardrobe fitment with box storage over and space in-between for a double bed. There is a UPVC double glazed window to front and built-in

shelving.

From the reception hall a door opens into a cupboard housing a modern Worcester gas fired combination boiler heating hot water and radiators as listed and fitted shelving.

From the reception hall a door opens into the bathroom having a side panelled bath with electric shower over, pedestal wash hand basin and low flush W.C. The bathroom is tiled from floor to ceiling height with a UPVC double glazed window to side and an inspection hatch to the roof space above.

#### OUTSIDE.

The property is situated in a sought after and well respected residential position close to the town centre and amenities. The property is accessed to the front over a pedestrian pathway with wrought iron gates giving access onto a long driveway, which continues to the side of the property having a carport providing sheltered parking.

To the front is a well maintained garden and at the end of the driveway double opening doors give access into a garage.

#### GARAGE.

The good size garage has power, lighting, shelving, window to side and a door opening to the rear garden. An opening from the driveway gives access to the rear garden.

#### REAR GARDEN.

The property enjoys a south facing, private rear garden having a slabbed patio seating area and a retaining wall with steps leading up to the main garden. The garden is laid to lawn with shrub borders and to the rear of the garden is a further gravelled garden area.

#### AGENTS NOTE.

The property has a large roof space which subject to any local authority regulations, could be converted into further accommodation.

#### SERVICES.

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

## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 5.03m x 3.58m (16'6" x 11'9")

Sunroom 3.35m x 1.93m (11' x 6'4")

Kitchen 4.04m x 2.18m (13'3" x 7'2")

Bedroom One 3.66m x 3.12m (12' x 10'3")

Bedroom Two 3.28m x 2.64m (10'9" x 8'8")

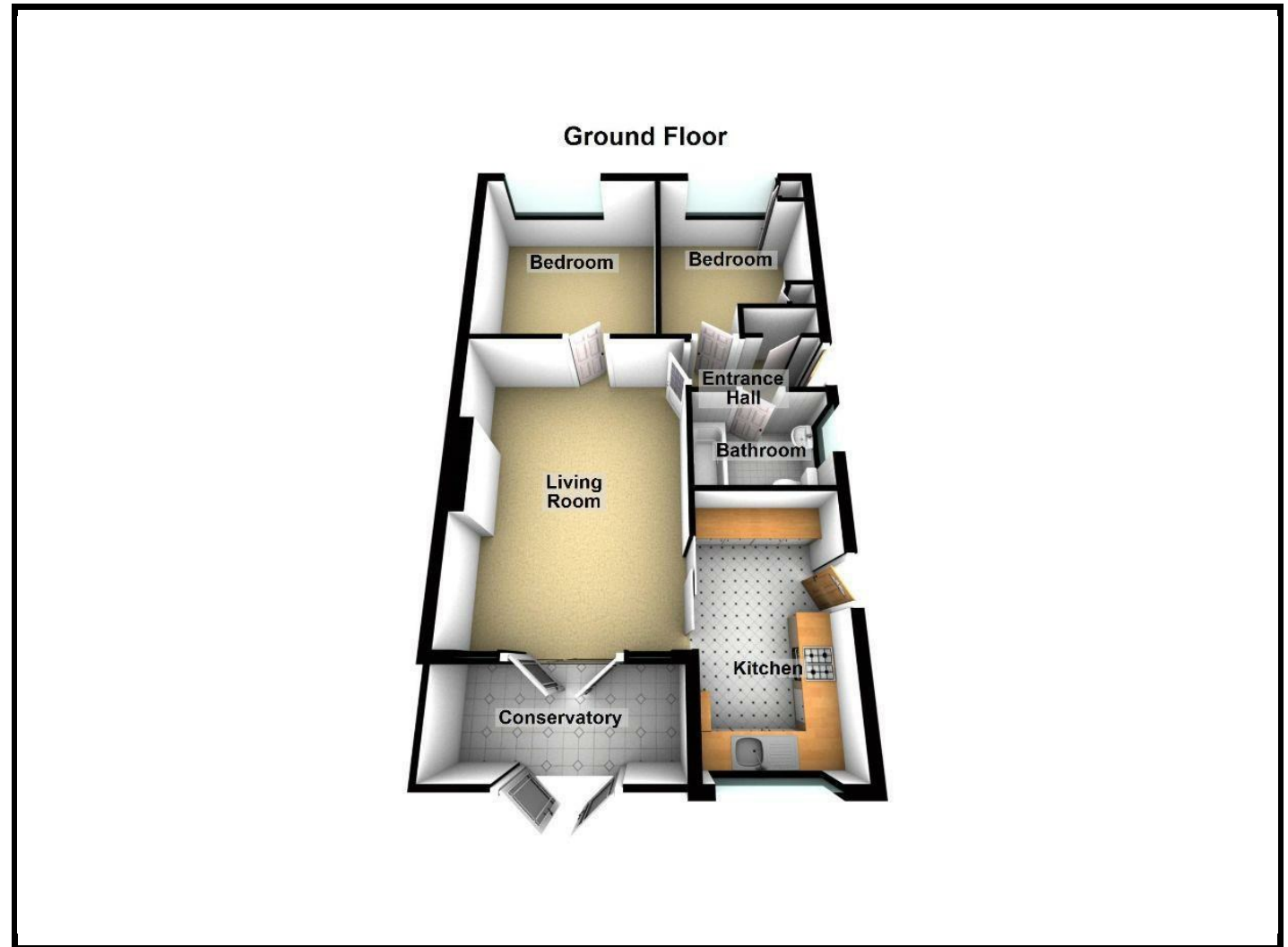
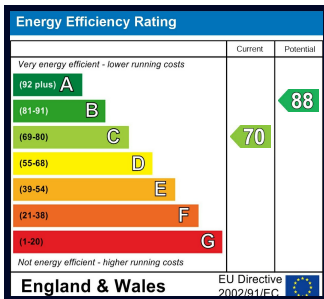
Bathroom

Garage 5.00m x 2.74m (16'5" x 9')

## 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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