



**27 Osborne Place, Leominster, HR6 8BW. No Onward Chain £230,000**

**27 Osborne Place  
Leominster  
HR6 8BW**

**No Onward Chain £230,000**

### **PROPERTY FEATURES**

- Middle Terraced House
- 3 Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Bathroom
- Gas Fired Central Heating
- Driveway And Garage
- Gardens to Front And Rear



**To view call 01568 616666**



**JonathanWright**  
estate agents



A spacious terraced house situated in a pleasant cul-de-sac position on the northern side of Leominster offering gas fired centrally heated and double glazed living accommodation having a good size porch, reception hall, lounge/dining room, kitchen/breakfast room, 3 bedrooms, bathroom with shower over and outside gardens to front with an integral single garage and to the rear good size gardens with a flagged patio area, lawned gardens, floral and shrub borders, garden shed and greenhouse. The property is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents. Details of 27 Osborne Place, Leominster are further described as follows:

The property is a middle terraced house of brick construction under a tiled roof. A leaded glazed entrance door opens into a good size porch having a double glazed window to side, lighting to front, power and a glazed door opening into the reception hall. The reception hall has a panelled radiator, lighting and a door opening into the lounge/dining room.

The lounge/dining room has double glazed window to front, double glazed window to rear, lighting, power, TV aerial point and a panelled radiator.

From the reception hall a door opens into the kitchen/breakfast room having units to include a stainless steel, single drainer sink unit, working surfaces and base units of cupboards and drawers. The kitchen has tiled splashbacks, eye-level cupboards, planned space for an electric cooker, space and plumbing for an automatic washing machine, lighting and power points. There is space for a fridge or freezer, panelled radiator, wall mounted Logic gas fired boiler heating hot water and radiators as listed, also an under stairs storage cupboard and a double glazed door opening into the gardens.

From the reception hall a staircase rises up to the first floor landing having a double glazed window to rear, lighting, inspection hatch to the roof space above and doors off to bedrooms.

Bedroom one has 2 double glazed windows to front, ceiling light, power points and a panelled radiator.

Bedroom two also has 2 double glazed window to front, lighting, power and a panelled radiator.

Bedroom three has a double glazed window to the rear, panelled radiator, lighting and power. From the first floor landing a door opens into the bathroom.

The bathroom has a suite in white of a panelled bath with a Mira shower over, a low flush W.C, pedestal wash hand basin, tiled splashbacks and a panelled radiator. There is an opaque double double glazed window to rear and a door opening into the airing cupboard housing the hot water cylinder, immersion heater and control system for the heating and water.

#### OUTSIDE.

There is a low retaining brick wall to front, easily maintained gravelled gardens and a concreted driveway giving access to an integral garage.

#### GARAGE.

The garage has a metal up and over front door, concreted floor, power and lighting.

#### REAR GARDEN.

The good size rear garden is well laid out with a flagged patio area, lawned gardens, floral and shrub borders, a centre flagged pathway giving access to another seating area, timber built garden shed and an aluminium framed greenhouse.

#### SERVICES.

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



## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 4.98m x 3.73m (16'4" x 12'3")

Kitchen/Breakfast Room 4.17m x 2.13m (13'8" x 7')

Bedroom One 3.81m x 2.95m (12'6" x 9'8")

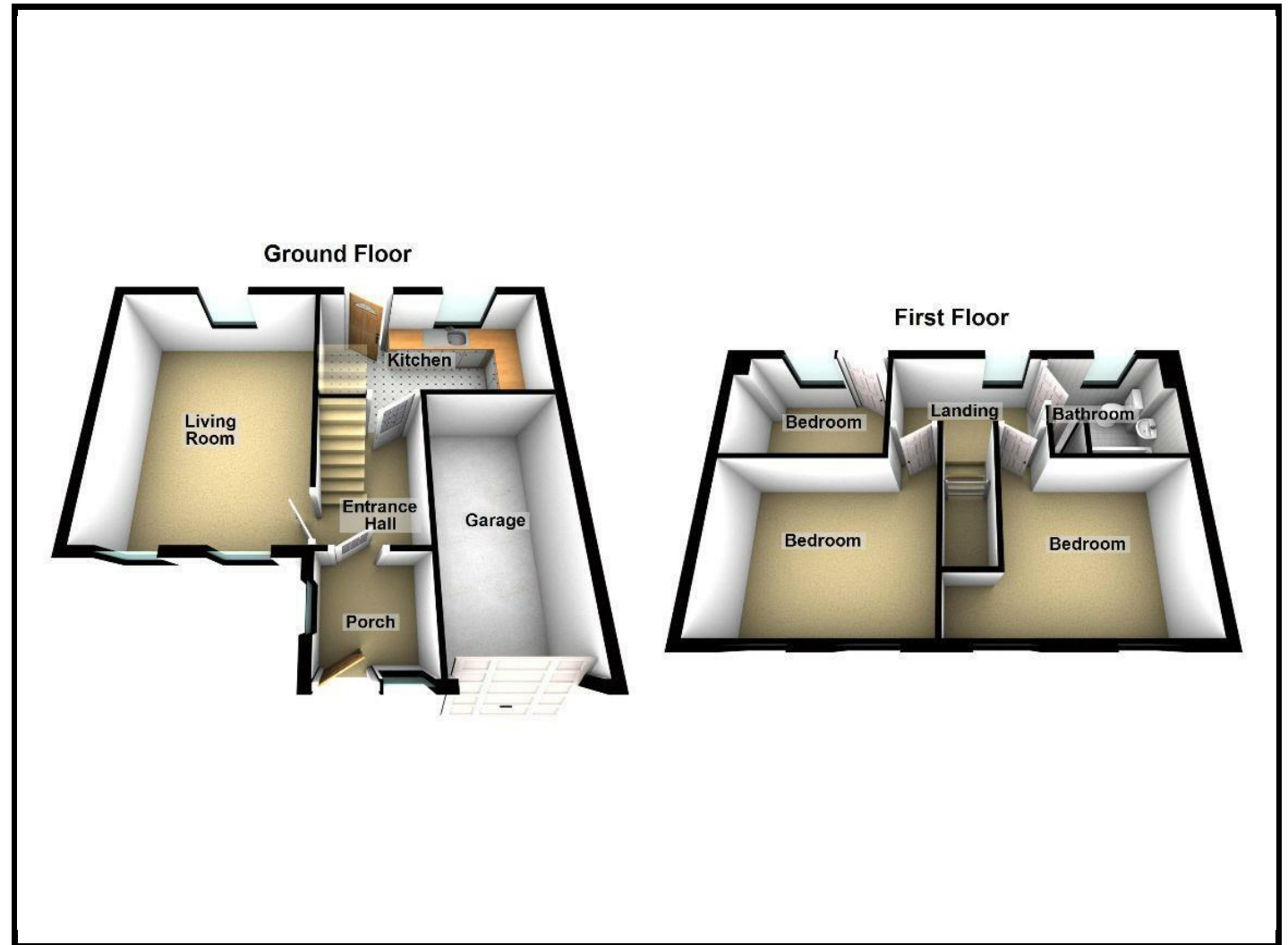
Bedroom Two 3.35m x 2.87m (11' x 9'5")

Bedroom Three 2.95m x 1.93m (9'8" x 6'4")

Bathroom

Garage 4.72m x 2.31m (15'6" x 7'7")

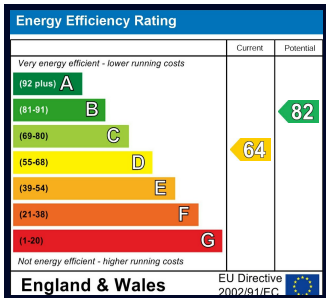
Rear Garden



## PROPERTY INFORMATION

Council Tax Band - C

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.