



JonathanWright
estate agents



Vergers House The Priory, Leominster, HR6 8EQ. £295,000

**Vergers House The Priory
Leominster
HR6 8EQ**

£295,000

PROPERTY FEATURES

- Detached House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Ground Floor Cloakroom/W.C.
- Family Bathroom
- Garden To Rear
- Close To Town Centre

To view call 01568 616666



JonathanWright
estate agents





Situated in an enviable position overlooking Leominster's impressive Priory Church and within close walking distance of Leominster's main town centre and amenities a detached house offering double glazed and gas centrally heated living accommodation having a recess porch, reception hall, lounge, dining room, kitchen/breakfast room, cloakroom, 3 bedrooms, bathroom and outside a private drive with parking for motor vehicles, easily maintained gravelled gardens and patios. The full particulars of Vergers House, The Priory, Leominster are further described as follows:

A recess porch with lighting gives access through an entrance door into a reception hall having a ceiling light, window to front, power point, an under stairs storage cupboard and a door opening into the lounge. The lounge has 2 double glazed windows, one to front and one to rear, wooden laminate flooring, lighting, power, TV aerial point and a radiator.

From the reception hall a door opens into the dining room.

The dining room is currently used as a bedroom has a double glazed window to front overlooking the Priory Church, radiator, lighting, power and a door to a built-in cupboard. From the reception hall an archway leads through into the kitchen/breakfast room. The kitchen is fitted with units to include an inset stainless steel, single drainer sink unit, mixer tap over, working surfaces and base units under of cupboards and drawers. The is a planned space for a fridge, built-in freezer, space and plumbing for a washing machine, tiled splashbacks, eye-level cupboards, planned space for an electric cooker, lighting, power, radiator, a door to a pantry with shelving and a door opening to the outside.

In the kitchen a door into a cloakroom/W.C. having a low flush W.C, wall mounted wash hand basin, a wall mounted Worcester boiler heating hot water and radiators as listed and lighting. From the kitchen a staircase rises up to the first floor landing having a double glazed

window to front overlooking the Priory church, gallery style landing with lighting and power, smoke alarm, inspection hatch to roof space and doors off to bedrooms.

Bedroom one has 2 double glazed windows, one to front and one to rear, radiator, lighting, power and a vanity sink unit with cupboard space under.

Bedroom two has 2 double glazed windows, one to front, one to rear, lighting, power, smoke alarm and a radiator.

Bedroom three has a double glazed window to rear, built-in vanity wash hand basin with cupboards under, lighting, power and a radiator.

Off the landing a door opens into the bathroom having a suite in white of panelled bath, mixer tap, shower attachment over, low lush W.C. and a pedestal wash hand basin. There is tiling to splashbacks, a double glazed window to rear, radiator and bathroom floor covering.

AGENTS NOTE.

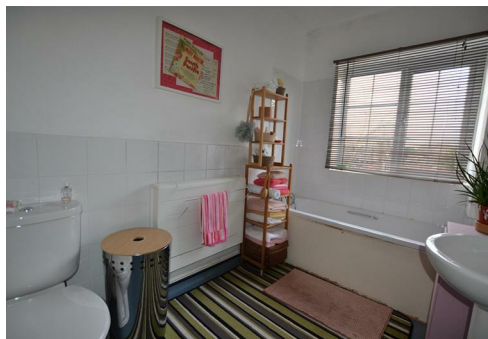
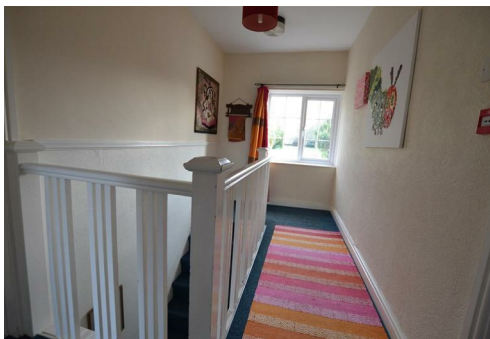
The property has cavity wall insulation and also a new boiler fitted.

OUTSIDE.

The property is approached to the front with a pair of wrought iron gates open to give access over a private drive with parking for motor vehicles. There are brick retaining walls running across the front of the property, an easily maintained front garden, being part flagged and part stoned and mature trees and shrubs. There is a pathway to either side of the property with opening gates into the enclosed rear gardens.

REAR GARDEN.

The rear garden is easily maintained having stone gardens, concrete patio areas, trees, shrubs and a substantial covered veranda giving access under and through back into the kitchen/breakfast room.



ROOMS AND SIZES

- Reception hall
- Lounge

3.96m x 3.66m (13' x 12')
- Dining Room

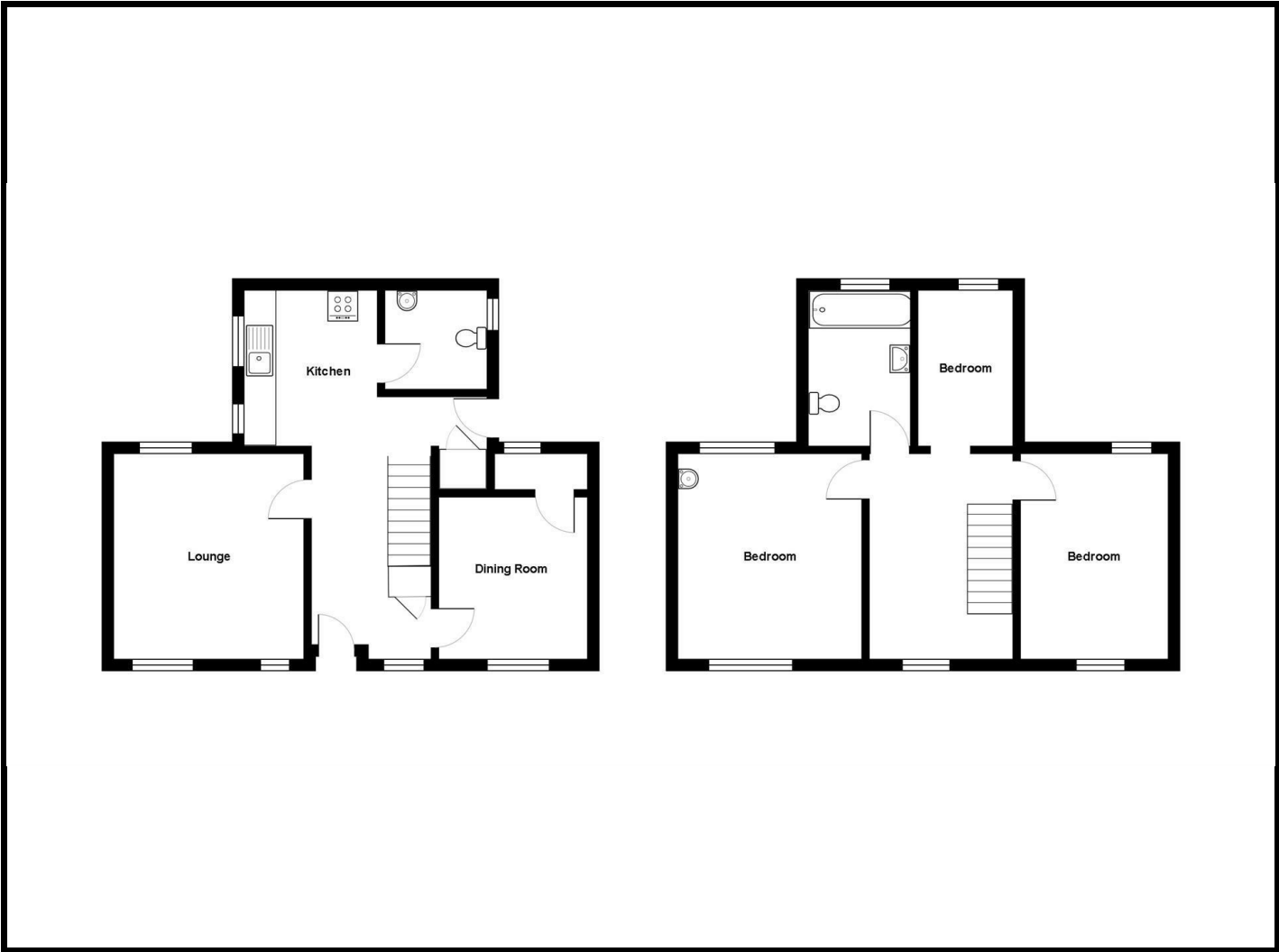
3.12m x 2.87m (10'3" x 9'5")
- Kitchen/Breakfast Room

3.05m x 2.08m (10' x 6'10")
- Ground Floor Cloakroom/W.C.
- Bedroom One

3.91m x 3.66m (12'10" x 12')
- Bedroom Two

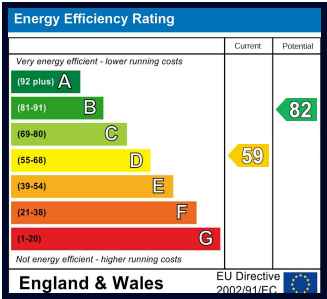
3.96m x 2.87m (13' x 9'5")
- Bedroom Three

3.05m x 2.13m (10' x 7')
- Bathroom
- 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.