



**40 Portna Way, Leominster, HR6 9AD. No Onward Chain £127,500**

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Leominster  
HR6 9AD**

**No Onward Chain £127,500**

### **PROPERTY FEATURES**

- Middle Terraced House
- 3 Bedrooms
- Lounge Dining Room
- Conservatory
- Kitchen
- Wet Room
- Rear Garden
- Parking For 2 Vehicles
- Cul-De-Sac Position



**To view call 01568 616666**



**JonathanWright**  
estate agents



Situated in a western edge of Leominster a middle terraced house offering accommodation to include double glazed and gas fired centrally heated accommodation in need of some further improvements and modernisation having a porch, good size lounge/dining room, rear conservatory, kitchen, 3 bedrooms, wet room with wash hand basin and W.C. and outside private drive to front and patio gardens to rear in need of cultivation. The property is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents. The full particulars of 40 Portna Way, Leominster are further described as follows:

The property is a middle terraced house of brick under a tiled roof. An entrance door opens into an enclosed porch having double opening, double glazed doors opening into the lounge/dining room. The L shaped lounge/dining room has a double glazed window to front, 2 panelled radiators, power points, TV aerial point, door to an under stairs storage/cloaks cupboard, plenty of room for a dining table and chairs and a sliding patio door opening into a rear conservatory.

The conservatory has opening double glazed windows, panelled radiator, ceramic tiled floor, power points, plumbing for an automatic washing machine and double opening, double glazed doors into the gardens.

A door from the lounge/dining room opens into the kitchen.

The kitchen has units to include an inset stainless steel, single drainer sink unit, working surfaces and base units under of cupboards and drawers. There is planned space for an electric cooker, room for an upright fridge/freezer, tiled splashbacks, eye-level cupboards, lighting and a double glazed window to rear.

From the lounge/dining room a staircase rises up to the first floor landing having lighting, power, inspection hatch to roof space above and doors to bedrooms. Bedroom one has a double glazed window to front, lighting, power and a panelled radiator. Bedroom two has floor to ceiling wardrobe with mirrored doors, light, power, panelled radiator, double glazed window to rear and a door opening into a linen cupboard with shelving. Bedroom three has a double glazed window to front, lighting, power and a panelled radiator.

From the landing a door opens into a wet room having ceramic tiles, wet room floor covering, safety hand rails, shower over, wash hand basin, low flush W.C, lighting, power, panelled radiator, double glazed window to rear and a wall mounted Glow Worm gas fired central heating boiler heating hot water and radiators as listed.

**OUTSIDE.**

The property is situated in a cul-de-sac position and is approached to the front with a concreted driveway having parking for 2 motor vehicles.

**REAR GARDEN.**

The garden is enclosed with panelled fencing and a gate to rear of the garden giving pedestrian access across rear passageway. There is a timber built garden shed and a flagged patio area.

**SERVICES.**

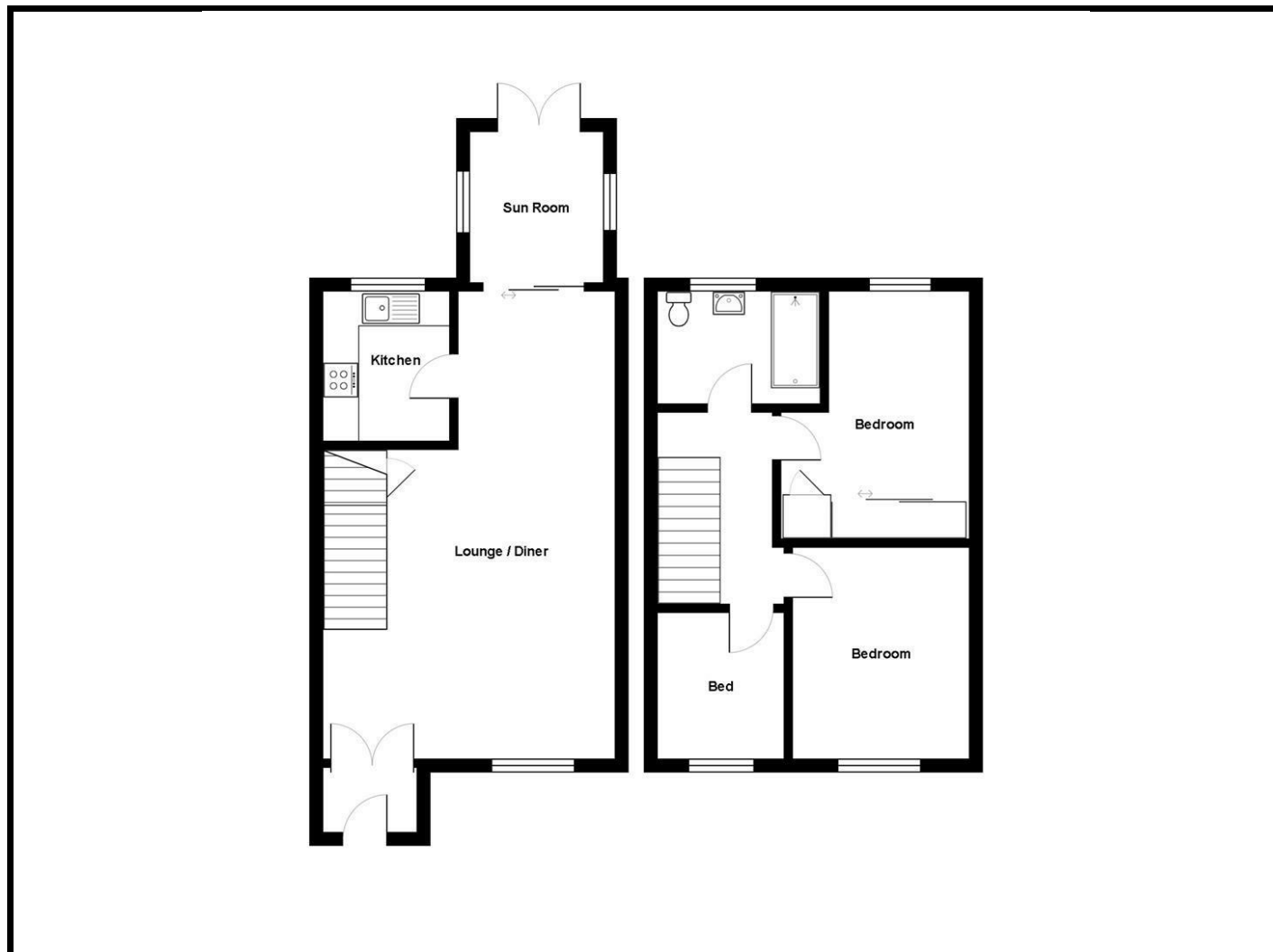
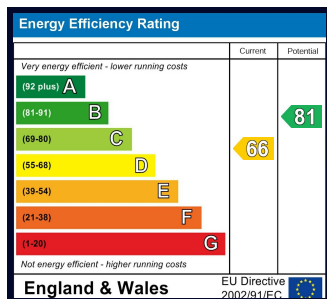
All mains services are connected, gas fired central heating and telephone to BT regulations.

## ROOMS AND SIZES

Porch	
Lounge/Dining Room	7.92m x 3.89m (26' x 12'9")
Conservatory	2.24m x 2.13m (7'4" x 7')
Kitchen	2.13m x 2.44m (7' x 8')
Bedroom One	3.61m x 2.62m (11'10" x 8'7")
Bedroom Two	3.56m x 2.44m (11'8" x 8')
Bedroom Three	2.44m x 2.18m (8' x 7'2")
Wet Room	
Rear Garden	

## PROPERTY INFORMATION

Council Tax Band - A  
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.

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