



**JonathanWright**  
estate agents



**13 Wegnalls Way, Leominster, HR6 8TQ. £174,950**

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### **PROPERTY FEATURES**

- Terraced House
- 2 Bedrooms
- Lounge/Dining Room
- Conservatory
- Modern Fitted Kitchen
- Night Storage
- Double Glazing
- Gravelled Driveway To Front
- Secure Rear Garden



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Situated on the popular Buckfield Road development is a modern terraced house of brick construction under a tiled roof, offering electric night store heating and double glazed accommodation to include a double glazed porch, reception hall, lounge/dining room, rear conservatory, modern fitted kitchen, 2 good sized bedrooms with wardrobes,, modern bathroom with shower over, gravelled drive to front and an enclosed, easily maintained rear garden with patios, and a garden shed with power and lighting. The property is close to open countryside walks and is within a few moments walking distance of a Morrisons supermarket. The full particulars of 13 Wegnalls Way, Leominster are further described as follows:

The property is a terraced house of brick construction under a tiled roof. A double glazed entrance door opens into a double glazed porch having lighting, storage cupboard and from the porch a half glazed door opens into the reception hall. The reception hall has a ceiling light, telephone point to BT regulations, power point, night storage heater and a glazed panelled door opening into the lounge/dining room. The lounge/dining room has 2 ceiling lights, power points, TV aerial point, ornamental fireplace, mantle shelf over and an inset electric fire. There is a night storage heater, and a sliding double glazed door opening into the rear conservatory.

The conservatory is double glazed, opening door to gardens to rear, 2 wall lights and power points.

From the reception hall a glazed panelled door opens into the kitchen.

The modern fitted kitchen includes an inset, single drainer sink unit, mixer tap over, working surfaces, base units of cupboards and drawers, planned space for an electric cooker, planed space for an upright

fridge/fridge freezer, tiling to splashbacks, eye-level cupboards, extractor hood with light over the cooker space, space and plumbing for an automatic washing machine, vertical heated towel rail/radiator, lighting, power and a double glazed window to front. From the reception hall a staircase rises up to the first floor landing having an inspection hatch to roof space, electric panelled radiator, power points, lighting, smoke alarm and doors off to bedrooms.

Bedroom one. (The larger measurement is taken to front of a large wardrobe fitment). Also included in the bedroom are matching bedside cabinets, ceiling light, incorporating a ceiling fan, power points, bed head lights and a double glazed window with far reaching rural views to rear.

Bedroom two. ( The larger measurement is taken to the front of a wardrobe fitment and not including a recess, suitable for a dressing table).

Bedroom two has a double glazed window to front, lighting and power.

From the landing a door opens into the modern fitted bathroom having a suite of a panelled bath with an electric shower over, pedestal wash hand basin and a low flush W.C. There is tiling to splashbacks, lighting and an extractor fan.

On the landing a door opens into the airing cupboard housing a large Factory insulated hot water cylinder and emersion heater.

#### SERVICES.

Mains electricity, mains water, mains drainage and telephone to BT regulations.

#### OUTSIDE.

The front garden has a gravelled driveway and steps to the front door.

#### REAR GARDEN.

The enclosed rear garden has panelled fencing, patio area, also a garden shed with power and lighting and a gate opening to a pedestrian pathway giving rear access.

## ROOMS AND SIZES

Reception hall

Lounge/Dining Room 5.61m x 3.51m (18'5" x 11'6")

Conservatory 3.28m x 1.88m (10'9" x 6'2")

Kitchen 3.05m x 1.68m (10' x 5'6")

Bedroom One 2.92m x 2.74m (9'7" x 9')

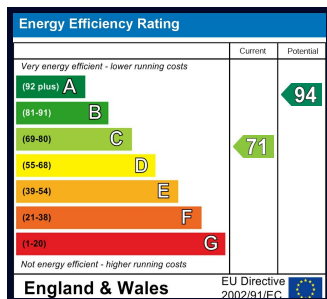
Bedroom Two 2.82m x 2.49m (9'3" x 8'2")

Rear Garden

## 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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