



JonathanWright
estate agents



8 Church Crescent, Leominster, HR6 9HH. £220,000

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PROPERTY FEATURES

- Middle Terraced House
- 2 Bedrooms
- Lounge
- Kitchen/Dining Room
- Family Bathroom
- Gas Central Heating
- Pretty Gardens to Front & Rear
- 2 Designated, Private Parking Spaces
- Village Location



To view call 01568 616666



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Situated in the black & white village of Pembridge a middle terraced modern house offering well presented living accommodation to include a lounge, fitted kitchen/dining room with appliances, 2 bedrooms, bathroom with shower attachment over, double glazed and gas fired centrally heated. Pretty cottage gardens to both front and rear and 2 designated, private parking spaces. Pembridge village offers a good range of facilities, include infants/junior school, village church, village hall, village inn's and a pleasant community, all within a few miles travelling distance of the market town of Leominster.

The full particulars of 8, Church Crescent, Pembridge are further described as follows:

The property is a middle terraced house. An easily maintained garden to front having a small hedge with borders and a canopy porch giving access under and through a UPVC door into the kitchen/dining room. The modern kitchen has units to include an inset stainless steel, single drainer sink unit, mixer tap over and working surfaces to either side with base units of cupboards and drawers. There is an inset 4 ring gas hob, a fan assisted double oven with grill under, (in need of some attention), extractor hood with light over, eye-level cupboards, planned space for a fridge and space and plumbing for an automatic washing machine. There is a double glazed window to front, ceiling spotlights, laminate flooring throughout, a good dining space with room for a table and chairs, plenty of power points, panelled radiator and a wall mounted Worcester gas fired combination boiler hating hot water and radiators as listed.

A door from the kitchen/dining room opens into the lounge. The lounge has an ornamental fireplace, mantle shelf over, a double glazed window to rear, ceiling light, moulded ceiling cornice, power points,

panelled radiator, smoke alarm, a door to an under stairs storage cupboard and a UPVC door opening into the rear gardens.

From the lounge a staircase rises up to the first floor landing having a ceiling light, smoke alarm, power point, door to an airing cupboard with radiator and doors off to bedrooms.

Bedroom one has 2 double glazed windows, both to rear, a double panelled radiator, lighting, power, built-in wardrobe and a recess suitable for additional furniture.

Bedroom two has a double glazed window to front, ceiling light, power points, panelled radiator and door to a built-in wardrobe.

From the landing a door opens into the bathroom having a modern suite of a panelled bath, mixer tap and shower attachment over. To the side is a pedestal wash hand basin and a low flush W.C. The bathroom has ceramic tiles to ceiling height around shower and to splashbacks and a vertical heated towel rail/radiator. There is an opaque double glazed window to front, ceiling light and a ceiling extractor fan.

On the landing there is an inspection hatch with a retractable loft ladder into the useable storage space.

The roof space has been partly boarded and has power.

REAR GARDEN.

The garden enjoys rear pedestrian access through an opening gate at the bottom of the garden. The garden has a stone retaining wall, easily maintained flagged patio garden area, all very pretty with raised borders and shrubs and giving access to the door opening into the lounge.

The property also has 2 designated parking spaces to rear.

SERVICES.

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



ROOMS AND SIZES

Canopy Porch

Kitchen/Dining Room 4.11m x 2.79m (13'6" x 9'2")

Lounge 4.27m x 3.18m (14' x 10'5")

Bedroom One 3.12m x 3.25m (10'3" x 10'8")

Bedroom Two 2.82m x 2.13m (9'3" x 7')

Bathroom

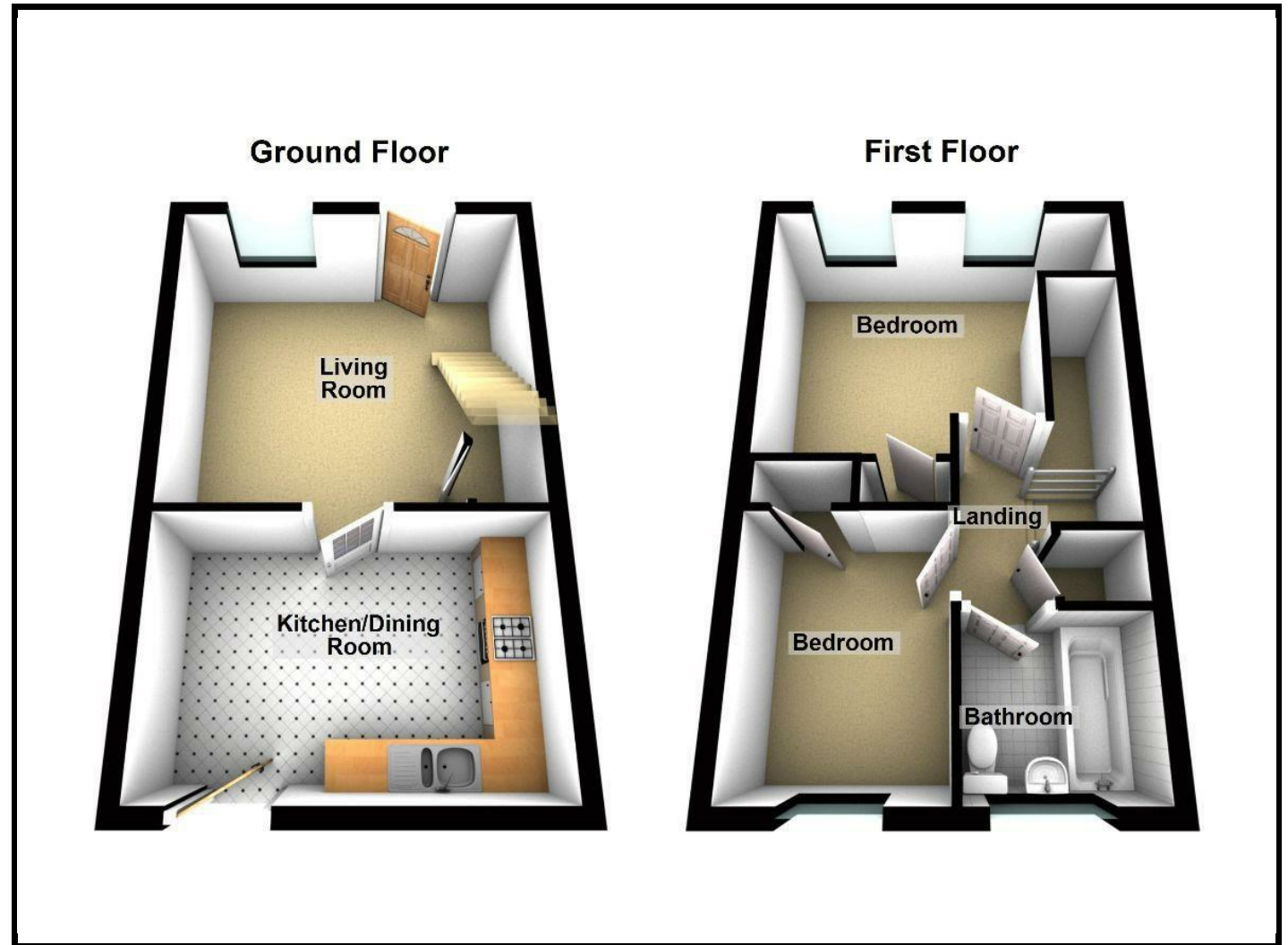
Rear Garden

PROPERTY INFORMATION

Council Tax Band - B

Property Tenure - Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	76
(55-68) D	
(39-54) E	G
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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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