



**JonathanWright**  
estate agents



**90 Buckfield Road, Leominster, HR6 8SQ. No Onward Chain £265,000**



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Leominster  
HR6 8SQ**

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### **PROPERTY FEATURES**

- **A Well Presented Detached Bungalow**
- **2 Bedrooms**
- **Lounge/Dining Room**
- **Modern Kitchen**
- **Conservatory**
- **Modern Shower Room**
- **Garage**
- **Attractive Rear Garden**
- **Driveway with Parking for Vehicles**

**To view call 01568 616666**



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Situated on the popular and sought after Buckfield Road development, a modern and well presented detached bungalow offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, good size lounge/dining room, modern fitted kitchen with appliances, 2 good size bedrooms, rear conservatory, modern shower room and outside an attractive garden to front, a safe and secure garden to rear, driveway with parking for vehicles and a detached garage with power and lighting.

Only a short walk away from the property are delightful walks over Linea Parkland and also within easy walking distance is a Morrisons superstore. A bus service stops close by with regular services into Leominster's town centre offering a wide range of amenities to include shops, supermarket, cafes, restaurants, library and train station.

Details of 90 Buckfield Road, Leominster are as follows:

The property is a modern and well presented detached bungalow.

A UPVC entrance door opens into an L shaped reception hall with doors leading off to the accommodation.

The good size lounge/dining room has a full length UPVC double glazed window to front, a frosted UPVC double glazed window to side, plenty of power points and room for a dining table.

The modern and well fitted kitchen has an inset stainless steel sink unit with mixer tap over, cupboard and space with plumbing for a washing machine under. Working surfaces continue with base units to include cupboards and drawers and built into the working surface is an Indesit 4 ring electric hob with a stainless steel extractor hood with light over and a glass splashback. Situated in a housing unit is an Indesit electric fan assisted oven with cupboards over and under and the kitchen also has an integral fridge/freezer, a UPVC double glazed window to front and vinyl floor covering.

From the reception hall a door opens into a boiler cupboard housing a modern Worcester combination boiler heating hot water and radiators as listed and a second door opens into a useful storage cupboard with shelving.

A door from the reception hall a door leads into bedroom one. The good sized double bedroom has ample room for bedroom furniture and a UPVC double glazed window overlooking the attractive garden to rear.

Bedroom two is also a generously size bedroom, having wooden laminated flooring, a useful recess ideal for housing a wardrobe unit and a UPVC double glazed sliding door giving access to a rear conservatory.

The conservatory has tiled flooring, power points, UPVC double glazed windows overlooking the gardens and a French doors opening out to a rear patio.

From the reception hall a door opens into a modern fitted shower room having a large walk-in shower cubicle with a Mira Sport electric shower over, glass shower screen and wet walling to splashbacks.

There is also a wash hand basin with vanity unit under, low flush W.C, a frosted UPVC double glazed window to side, extractor fan and a heated towel rail.

#### OUTSIDE.

The property is situated on the most sought after Buckfield Road development in a quiet cul-de-sac position and is accessed over a pedestrian pathway onto a tarmac driveway with parking for vehicles. There is a lawned garden to front with attractive and well stocked floral borders and beds and a wrought iron gate giving access to the remainder of the driveway. At the end of the driveway an up and over door gives access into a detached garage.

#### GARAGE.

The good size garage has power, lighting, a frosted UPVC double glazed window to side and a UPVC double glazed door opening out to the rear garden.

#### REAR GARDEN.

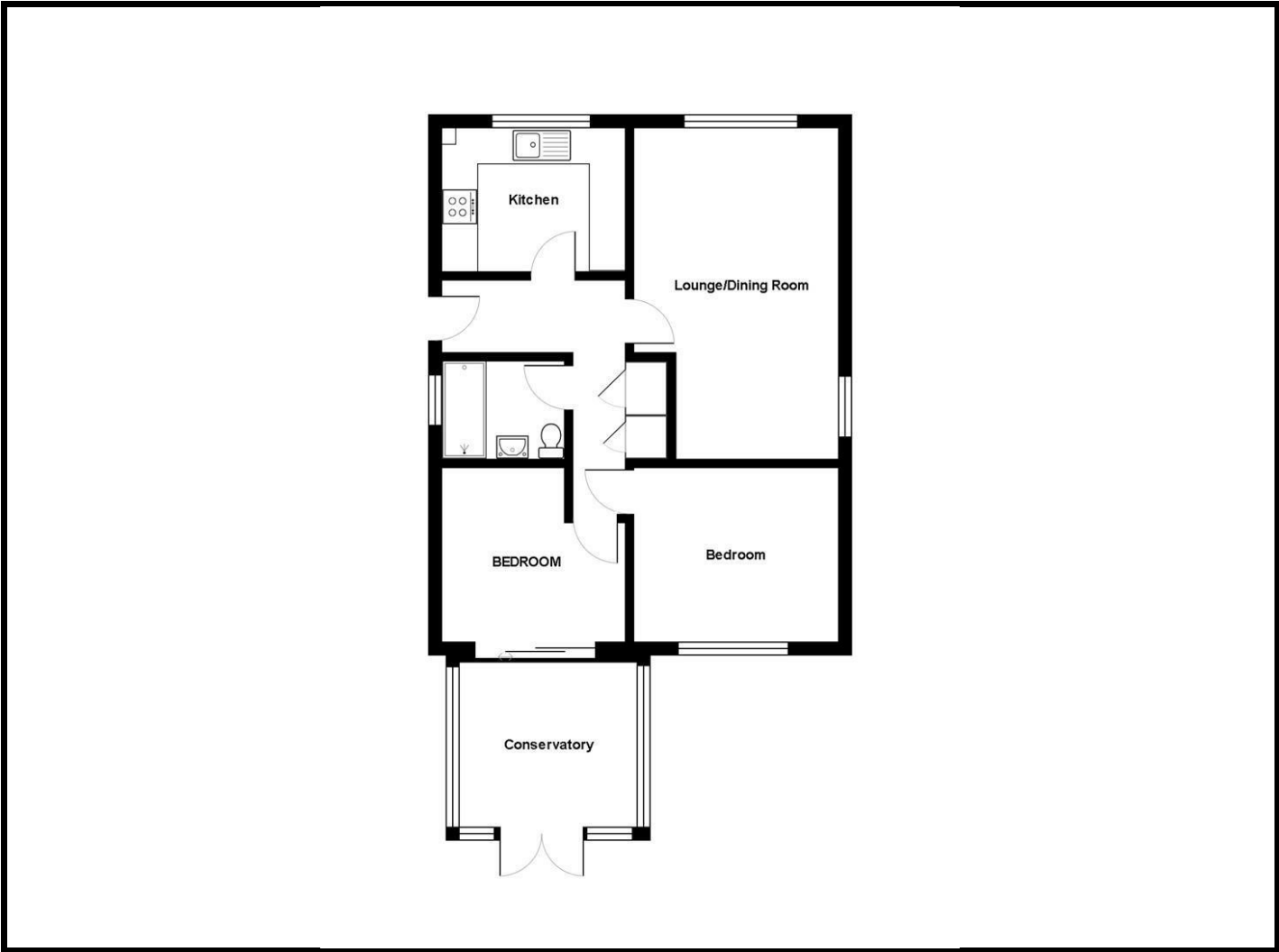
The property enjoys a most private and secure rear garden and has been attractively designed to include a large patio seating area, lawn garden, a variety of attractive borders and beds and the garden also has well maintained fencing to boundaries and outside lighting.

#### SERVICES.

All mains services are connected, gas fired central heating via a modern combination boiler system and telephone subject to BT regulations.

ROOMS AND SIZES

- Reception Hall
- Lounge/Dining Room  
5.64m x 3.45m (max) (18'6" x 11'4" (max))
- Kitchen  
2.77m x 2.46m (9'1" x 8'1")
- Bedroom One  
3.48m x 2.97m (11'5" x 9'9")
- Bedroom Two  
2.97m x 2.84m (9'9" x 9'4")
- Conservatory  
2.82m x 2.67m (9'3" x 8'9")
- Shower Room
- Garage  
5.03m x 2.54m (16'6" x 8'4")
- Rear Garden



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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PROPERTY INFORMATION

Council Tax Band - C  
Property Tenure - Freehold

