



Jonathan Wright  
estate agents



**2 The Lindens, 7b Perseverance Road, Leominster, HR6 8QR. No Onward Chain £395,000**

2 The Lindens, 7b Perseverance  
Road  
Leominster  
HR6 8QR

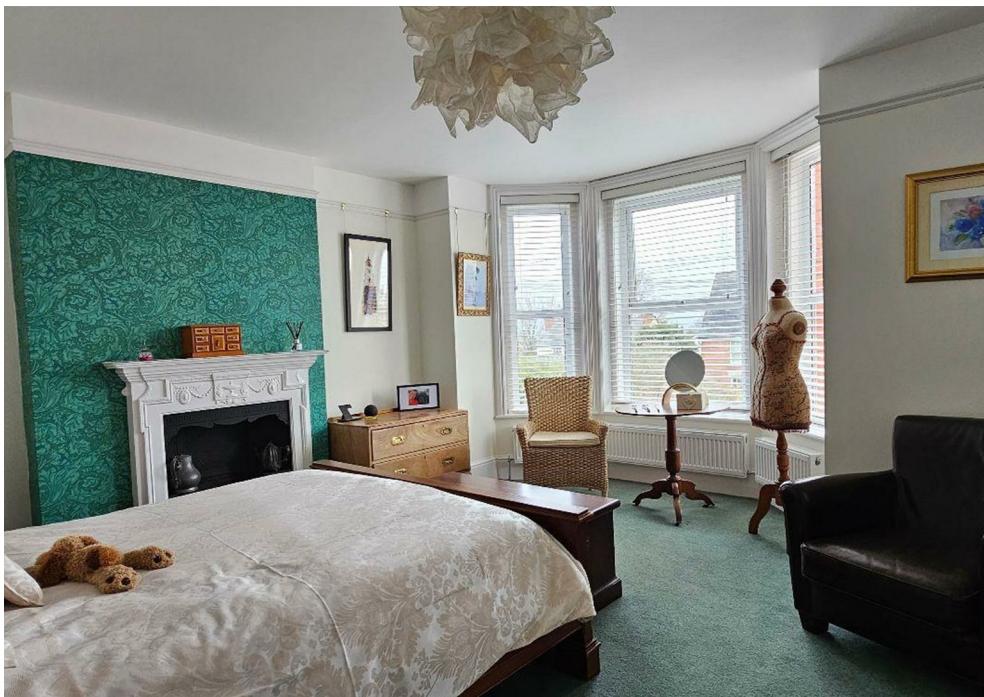
No Onward Chain £395,000

### PROPERTY FEATURES

- Character House
- 5 Bedrooms
- En-Suite/Shower Room
- Lounge
- Separate Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Family Bathroom
- Cellar
- Landscaped Rear Garden



To view call 01568 616666



#### NO ONWARD CHAIN...

A large period property situated in a no-through road position offering gas fired central heated, double glazed living accommodation being sympathetically restored over recent years. The 5 bedroom accommodation includes a lounge, separated dining room, large kitchen/breakfast room, utility room, main family bathroom, en-suite, ground floor cloakroom/W.C, cellar and outside landscaped gardens, mainly to rear, a substantial workshop and unrestricted roadside parking in Perseverance Road.

An internal inspection is recommended of this much improved character property and viewing is strictly by appointment with the selling agents.

Details of 2 The Lindens, Perseverance Road, Leominster are further described as follows:

The property is a large character property dating back to 1903.

A recess porch and access through a leaded glazed entrance door into a reception hall having an original tiled floor and a door opening into the lounge. The lounge has a Parquet block floor, fire surround with mantle shelf over and a wood burning stove standing on a plinth.

From the reception hall a door opens into the dining room having an attractive fireplace, mantle shelf over, window to rear, built-in bench seating by the dining space and also a leaded glazed window to side.

At the rear of the hall a door opens into the kitchen/breakfast room having a recently fitted kitchen to include a pottery sink and wooden working surfaces. There are base units of cupboards and drawers, a inset 5 ring gas hob, a fan assisted electric oven with grill under and an extractor hood with light over. There is a centre island with opening cupboards, breakfast bar, space and plumbing for a dish washer, floor to ceiling built-in cupboards and a planned space for an American style fridge/freezer. The kitchen/breakfast has an original feature fireplace with shelving and cupboards, attractive lighting, original tile flooring, window to side and a doorway leading through into the utility room.

The utility room has a pottery sink, working surfaces, cupboards and drawers, space and plumbing for a washing machine, plenty of room for other appliances, to windows both to rear and a door opening into a cloakroom/W.C.

The cloakroom/W.C. has an in keeping, high flush W.C, wash hand basin and adding extra light is a roof light. A leaded glazed door from the kitchen opens to the rear.

From the reception hall a staircase rises to the first floor landing being split-level with 2 steps up to an inner landing and a door opening into the master bedroom. The master bedroom has a bay window to front, an

original cast iron fireplace, mantle shelf over and floor to ceiling mirrored wardrobes running across one wall. Off the landing a door opens into bedroom two having an original cast iron fireplace, window overlooking gardens to rear and built-in wardrobes.

A door off the landing opens into a study/bedroom three has Parquet block floor and a double glazed window to side.

The family Bathroom has a large deep bath with mixer tap over, low flush W.C, vanity wash hand basin, cupboard under, window to rear, a good size walk-in shower cubicle an original fireplace and a window to rear.

From the first floor inner landing a staircase rises up to the second floor to further bedrooms.

Bedroom four has a bay window to front with far reaching views over adjoining rooftops, an original cast iron fireplace, built-in mirrored wardrobe and an en-suite shower room.

The en-suite/shower room has an electric shower over, enclosed low flush W.C, vanity wash hand basin and a vertical heated towel rail/radiator.

Bedroom five has a cast iron fireplace, window to rear and display alcoves.

#### CELLAR.

The property has the benefit of a most usable cellar which is accessed by a door from the kitchen with brick steps leading down to a larder/wine store, quarry tiled flooring, lighting, double panelled radiator and a door opening into a workshop area with good ceiling height, power, lighting and a solid floor.

#### OUTSIDE.

The property is approached along Perseverance Road having unrestricted roadside parking to front. There is a front garden and a gate to side giving access across a Cotswold stoned pathway to the rear.

#### REAR GARDEN.

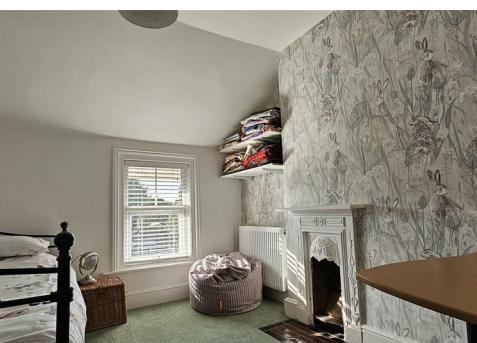
The garden has been landscaped and is part walled and panelled fenced, outside lighting, cold water tap and steps up to a further, easily maintained garden. The garden has borders to either side, an aluminium framed greenhouse and a substantial timber framed, double glazed workshop with power, heating and lighting to rear.

#### AGENTS NOTE.

The property has been sympathetically restored within the last 4 years and is now double glazed, gas fired centrally heated with Nest remote heating, rewired and decorated with many character features retained and others added in keeping with the age of the property.

#### SERVICES.

All mains services are connected and gas fired central heating.

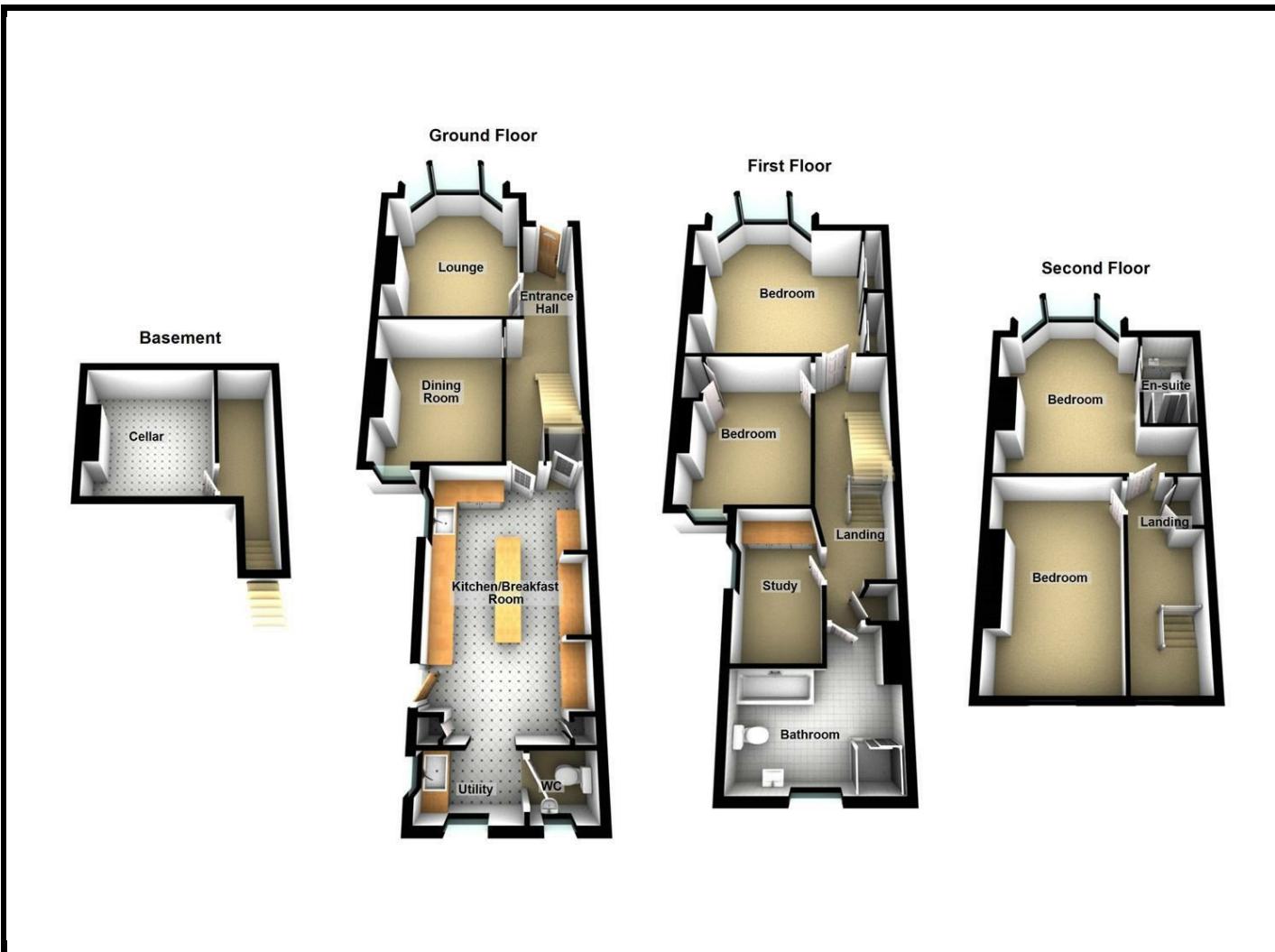
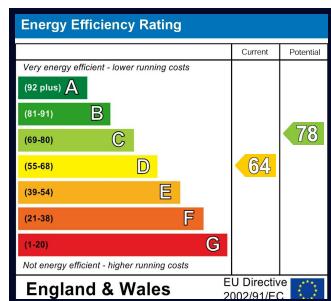


## ROOMS AND SIZES

Reception Hall	
Lounge	4.70m x 3.20m (15'5" x 10'6")
Dining Room	3.66m x 2.74m (12' x 9')
Kitchen/Breakfast Room	5.61m x 2.92m (18'5" x 9'7")
Utility Room	
Cloakroom	
Master Bedroom	4.72m x 4.27m (15'6" x 14')
Bedroom Two	3.71m x 2.92m (12'2" x 9'7")
Bedroom Three	3.18m x 1.83m (10'5" x 6')
Family Bathroom	
Bedroom Four	4.78m x 3.45m (15'8" x 11'4")
En-Suite/Shower Room	
Bedroom Five	3.71m x 2.92m (12'2" x 9'7")
Cellar	
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.