



JonathanWright
estate agents



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

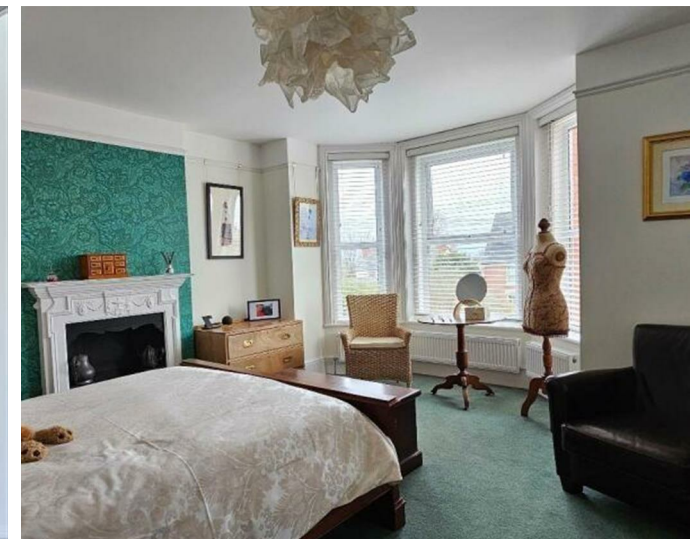
**2 The Lindens, 7b Perseverance
Road
Leominster
HR6 8QR**

No Onward Chain £395,000

PROPERTY FEATURES

- Handsome Edwardian semi-detached house
- Flexible 4/5 bedroom accommodation
- Two elegant reception rooms with period features
- Large kitchen/breakfast room plus utility
- Family bathroom, en-suite and cloakroom/WC
- Useful cellar with store/workshop space
- Landscaped rear garden
- Substantial detached heated garden room
- Sympathetically improved in recent years
- Double glazing, rewiring and Nest-controlled heating

To view call **01568 616666**





NO ONWARD CHAIN

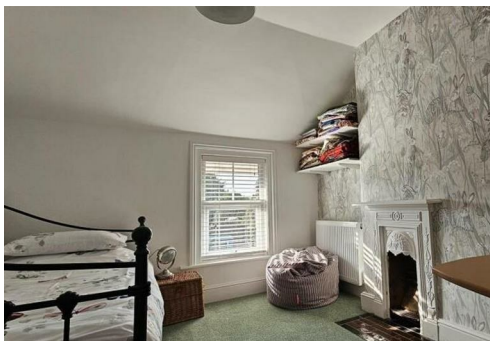
A handsome Edwardian semi-detached house of considerable charm and character, dating from 1903 and occupying a quiet position in a no-through road close to the centre of Leominster. Thoughtfully and sympathetically improved in recent years, the property offers generous and versatile accommodation arranged over three floors, complemented by a useful cellar, landscaped rear garden and an impressive, detached workshop.

The house retains much of its period appeal, with original and reinstated details that sit comfortably alongside practical modern improvements. A welcoming reception hall with original tiled floor leads to a beautifully presented sitting room with parquet flooring, bay window and wood-burning stove, while the separate dining room provides an equally attractive space for entertaining, featuring a fireplace, built-in seating and leaded glazed window. To the rear, the kitchen/breakfast room forms the heart of the house and has been fitted in a style entirely in keeping with the property, with wooden work surfaces, pottery sink, central island, excellent storage and space for informal dining. Beyond lies a well-appointed utility room and a cloakroom/WC, adding further practicality for family life. The bedroom accommodation is arranged over the upper two floors. On the first floor, the principal bedroom is a particularly attractive room with bay window and original fireplace, accompanied by a further double bedroom, a spacious family bathroom with both bath and separate shower, and

a study/single bedroom offering flexibility for home working, nursery use or occasional bedroom space. On the second floor are two further bedrooms, one of which benefits from an en-suite shower room, creating ideal accommodation for older children, guests or multi-generational living. A notable feature of the property is the cellar, accessed from the kitchen, which provides highly usable ancillary space including a larder/wine store and an additional workshop or storage area with good headroom, radiator, power and lighting. Outside, the rear garden has been attractively landscaped for ease of maintenance, with planted borders, greenhouse and a substantial timber-framed double-glazed garden room with power, heating and lighting, making it particularly well suited to hobbies, storage, studio use or home working. Unrestricted roadside parking is available immediately to the front. The property has been sympathetically restored within recent years and now benefits from double glazing, rewiring and gas-fired central heating with Nest controls, while retaining the warmth, proportion and individuality expected of a house of this period. A fine family home of genuine character, offering unusual versatility and excellent ancillary space, all available with the advantage of no onward chain.

SERVICES.

All mains services are connected and gas fired central heating.

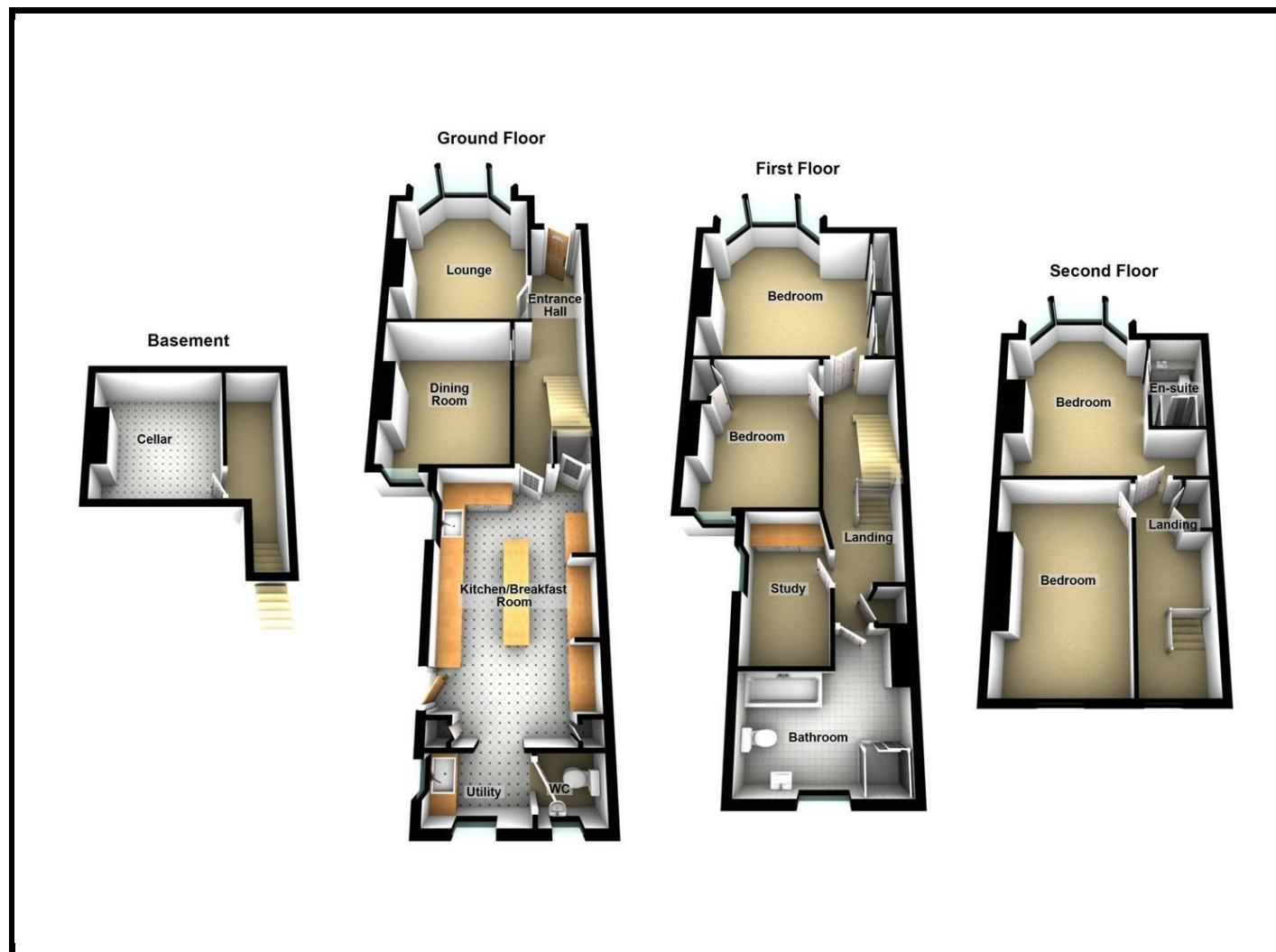
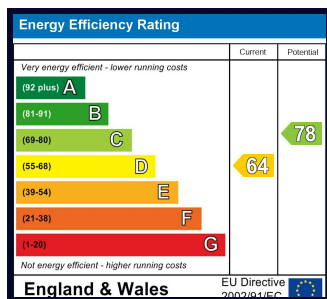


ROOMS AND SIZES

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.

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