7 Sandpits, Leominster, HR6 8HS. No Onward Chain £230,000

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PROPERTY FEATURES

- Semi-Detached House
- 3 Bedrooms
- Lounge
- Breakfast Room
- Kitchen
- Dining Room
- Conservatory
- Shower Room
- Gardens To Front And Rear
- Driveway

To view call 01568 616666

JonathanWright
estate agents

Situated in a pleasant position not far from Leominster's town centre and amenities a substantial semi-detached house offering double glazed living accommodation having a porch, reception hall, lounge, kitchen, breakfast room, separate dining room, conservatory, 3 bedrooms, shower room and outside large garden to front and rear, private drive and offered for sale with no-going chain.
The full particulars 7 Sandpits, Leominster are further described as follows:

The property has opening doors to the front into an enclosed porch.
From the porch a door opens into a reception hall having lighting, smoke alarm, window to side and a door opening into the lounge.
The lounge has a feature fireplace with an inset coal and living flame gas fire and a window to front.
From the reception hall is a cloaks cupboard, under stairs storage and a door opening into the kitchen/breakfast/dining room.
The breakfast room has a window to rear and an archway through into the kitchen.
The kitchen has an inset stainless, one and a half bowl, single drainer sink unit, working surfaces and base units under of cupboards and drawers. There is space and plumbing for a washing machine, planned space for a cooker, 2 windows, one to front and one to side and eye-level cupboards with concealed lighting under.
From the breakfast room another archway leads through into the dining room.
The dining room has a wall mounted gas fire, alcoves to either side of the original chimney breast and a sliding, double glazed door into the conservatory
The conservatory has a raised polycarbonate roof, double glazed opening windows and double glazed French doors into the garden to rear.
A door opens into a rear porch having a quarry tiled floor, plumbing for a washing machine and a door opening into the garden.
From the reception hall a staircase rises up to the first floor landing having a window to side, inspection hatch to the boarded roof space above having a light and has conversion possibilities.
Doors from the landing lead off to bedrooms.
Bedroom one has a door opening into an airing cupboard with a Factory insulated hot water cylinder, immersion heater with timer, window to rear with views across roof tops and also a large mirrored wardrobe which can be included.
Bedroom two has a window to front.
Bedroom three has a window to front, built-in cabin style bed with storage space under.
Off the landing a door opens into the shower room. (Previously bathroom). The shower room has a good size shower cubicle, Mira electric shower over, pedestal wash hand basin, low flush W.C, tiling to ceiling height throughout including a window sill with an opaque glazed window to rear. There is a wall mounted downflow electric heater and bathroom floor covering.

OUTSIDE.
The property is approached to the front with ornate walling, double opening gates giving access across a long tarmacadam driveway with parking for motor vehicles. There is a gate giving access with steps down to the front door having a flagged patio area, raised gardens with well stocked borders and access gained across the side of the property around to the rear. There is a door opening to an outside toilet with a low flush W.C and wash hand basin.

REAR GARDEN.
The good size garden has a raised flagged patio area and a pathway leading further down the garden to another patio area, lawns, panelled fencing, mature hedging and at bottom of the garden is a timber built garden shed.
The shed has power, lighting and a window to front.

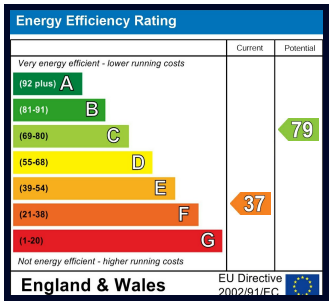
SERVICES.
All mains services are connected.

ROOMS AND SIZES

Reception Hall	
Lounge	4.75m x 3.18m (15'7" x 10'5")
Breakfast Room	2.01m x 2.44m (6'7" x 8')
Kitchen	3.76m x 2.03m (12'4" x 6'8")
Dining Room	3.35m x 3.25m (11' x 10'8")
Conservatory	2.59m x 2.59m (8'6" x 8'6")
Bedroom One	3.96m x 3.40m (13' x 11'2")
Bedroom Two	4.01m x 3.18m (13'2" x 10'5")
Bedroom Three	2.18m x 2.84m (7'2" x 9'4")
Shower Room	
Rear Garden	
Garden Shed	3.51m x 2.92m (11'6" x 9'7")

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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