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3 Mowbray Close, Leominster, HR6 9AZ. No Onward Chain £240,000

**3 Mowbray Close
Leominster
HR6 9AZ**

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PROPERTY FEATURES

- **Detached Bungalow**
- **2 Bedrooms**
- **Lounge/Dining Room**
- **Fitted Kitchen**
- **Shower Room**
- **Gas Central Heating**
- **Garage**
- **Gardens To Front And Rear**

To view call 01568 616666



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Situated on the western edge of Leominster town in a quiet cul-de-sac position, a well presented detached bungalow offering double glazed and gas fired centrally heated accommodation to include a reception hall, good size lounge/dining room, modern kitchen, 2 good sized bedrooms, shower room and outside a lawn garden to front, an enclosed safe and secure to rear, driveway with parking to rear and a detached garage. The property is within walking distance of the property is a Morrisons supermarket and also a hopper Bus service stops close by with regular services into Leominster's town centre where a good range of amenities can be found to include shops, supermarkets, cafes, restaurants and a train station. Details of 3 Mowbray Close, Leominster are as follows:

The property is a modern detached bungalow. A composite entrance door with a frosted UPVC double glazed window casement to side opens into an L shaped reception hall with doors leading off to the accommodation as listed. The good size lounge/dining room has a feature fireplace with an electric fire standing on a raised hearth with surround and mantle shelf over. There is also a UPVC double glazed window overlooking gardens to front, a UPVC double glazed window to side and room for a dining table.

The modern fitted kitchen has a working surface with an inset stainless steel sink unit with cupboard and space and plumbing under for a washing machine. Working surfaces continue with base units to include cupboards and drawers and built into the working surface is an electric hob with an extractor hood with light over and an electric oven under. The kitchen has matching eye-level cupboards, larder unit, planned space for an upright fridge/freezer, tiled splashbacks, a UPVC double glazed window to front and situated in the kitchen is a Worcester gas fired combination boiler heating hot water and radiators as listed.

The reception hall has an inspection hatch to the roof space above and doors leading off to

the bedroom accommodation.

Bedroom one is good sized bedroom having ample room for bedroom furniture, TV aerial point and a double glazed window overlooking the rear garden.

Bedroom two is L shaped, having a window to rear, TV aerial point and a door opening out to the rear garden.

From the reception hall a door opens into a shower room having a large walk-in shower with glass sliding doors and an electric shower over. The shower room also has a pedestal wash hand basin, low flush W.C, tiled splashbacks, heated towel rail and a frosted UPVC double glazed window to the side.

OUTSIDE.

The property is situated in an attractive cul-de-sac position and has a driveway to the front with parking for vehicles. There is an attractive lawn garden with well stocked floral borders and a brick paved driveway continues to side with a carport, outside lighting and at the end of the driveway an up and over door gives access into a detached garage.

GARAGE.

The garage has power and lighting.

There is secured gated access to both sides of the property leading to the rear garden.

REAR GARDEN.

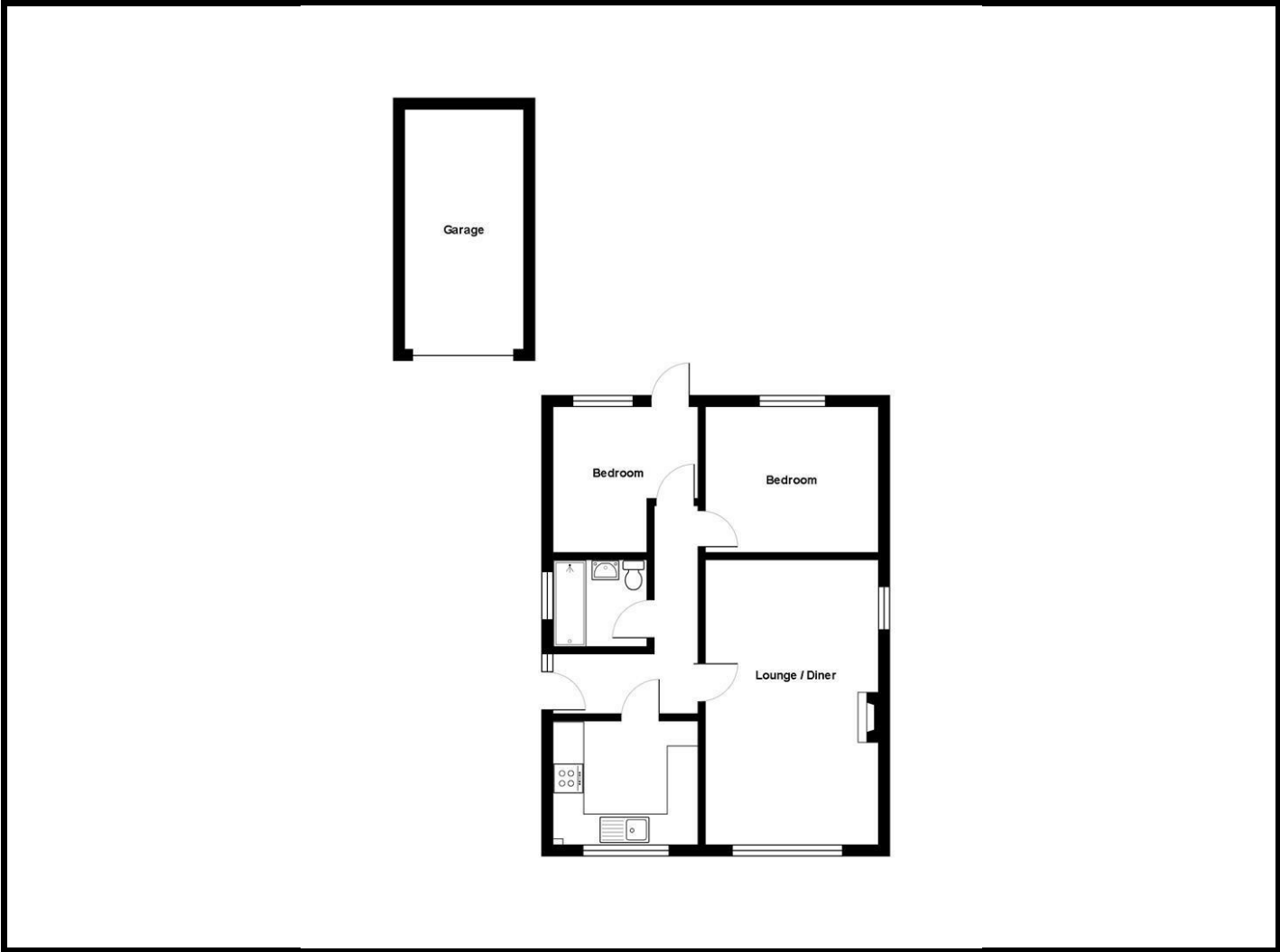
The property enjoys a safe and secure rear garden which has been attractively laid out with a slab patio, lawned gardens, decorative stone centerpiece, floral beds and also situated in the garden is a timber storage shed and a greenhouse.

SERVICES.

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

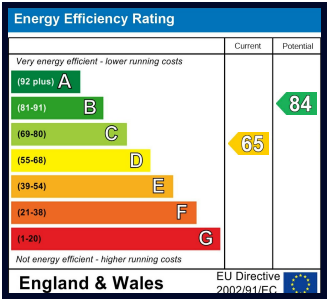
ROOMS AND SIZES

Reception Hall	
Lounge/Dining Room	5.69m x 3.43m (18'8" x 11'3")
Kitchen	2.82m x 2.44m (9'3" x 8')
Bedroom One	3.45m x 2.90m (11'4" x 9'6")
Bedroom Two	2.92m x 2.79m (9'7" x 9'2")
Shower Room	
Garage	4.78m x 2.36m (15'8" x 7'9")
Rear Garden	



PROPERTY INFORMATION

Council Tax Band - C
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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