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6 Falconer Place, Leominster, HR6 8AP. No Onward Chain £235,000

**6 Falconer Place
Leominster
HR6 8AP**

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PROPERTY FEATURES

- An Extended Terrace House
- 3 Bedrooms
- 2 Attic Rooms
- Lounge
- Kitchen
- Utility Room
- Spacious Dining Room
- Family Bathroom
- Secure Rear Garden
- Parking For Vehicles

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This extended and spacious terraced house offers well presented UPVC double glazed and gas fired centrally heated accommodation to include a welcoming reception hall, lounge, modern fitted kitchen with appliances, utility room, spacious dining room, 3 good size bedrooms, 4 piece bathroom, 2 attic rooms and outside a driveway to front with parking for vehicles and an attractive easy to maintain garden to rear.

Falconer Place is well positioned for Leominster's town centre and amenities and only a short walk away is the historic Garage Park and Priory Church and also a train station. Leominster's centre has a wide range of shops, supermarkets, cafes and restaurants and good schooling. Details of 6 Falconer Place, Leominster are further described as follows:

A canopy porch with a UPVC double glazed entrance door with frosted UPVC double glazed windows to either side opens into a spacious and welcoming reception hall. The reception hall has oak flooring, a storage/meter cupboard, a useful under-stairs storage cupboard, smoke alarm, wall mounted thermostat control and a door opening into the lounge.

The lounge has a UPVC double glazed window to front, plenty of power points and a TV aerial point. From the reception hall a door opens into the kitchen. The modern and well fitted kitchen has wooden working surfaces with an inset stainless steel sink unit with a mixer tap over, cupboards and also an integral dishwasher under. The working surfaces continue with base units under to include cupboards, drawers, a slide out drawer unit and a built-in 4 ring gas hob with a stainless steel extractor hood with light over. Situated in a housing unit is an electric double oven and grill with cupboards under and over and an integral fridge/freezer. The kitchen has a matching eye-level cupboards, inset lighting, fitted shelving, floor covering and a UPVC double glazed window looking through into the utility room.

A doorway from the kitchen leads into the utility room having a working surface with an inset stainless steel sink unit with space with plumbing under for a washing machine, space for a further appliance and a cupboard under. The utility room has a UPVC double glazed window overlooking the garden to rear, a UPVC double door opening out to the rear garden and a double glazed door opening out to a shared passageway to the side of the property. From the kitchen a door opens into an extended

dining room. The large dining room is an ideal environment for entertaining having room for a family size dining table, room for a seating area and UPVC double glazed French doors opening out to the rear garden.

From the reception hall a staircase rises up to the first floor landing with doors off to bedrooms.

Bedroom One. The smaller measurement is taken to the front of a substantial wardrobe fitment with sliding doors, hanging rails, storage over, display shelf with mirror and cupboard under. The bedroom also has a UPVC double glazed window to front and double opening doors into a large storage cupboard. Bedroom two is also a good size double bedroom having a UPVC double glazed window to rear and a TV aerial point.

Bedroom three has a built-in wardrobe fitment into a recess, a UPVC double glazed window to front and wooden laminated flooring.

From the landing a door opens into a spacious bathroom having a modern 4 piece suite to include a shower cubicle with a mains fed shower over, a side panelled bath, pedestal wash hand basin and a low flush W.C. The bathroom has newly laid vinyl flooring, inset lighting, 2 frosted UPVC double glazed windows to rear and a heated towel rail.

An inspection hatch in bedroom three opens into the roof space with a folding ladder. The loft space has been converted into 2 attic rooms with could be used for hobbies or good storage.

Attic Room one has lighting, built-in shelving and a door opening into attic room two. Attic room to has power and a water water.

OUTSIDE.

The property is situated in a mature and convenient, residential position close to the historic Grange Park and Priory Church. The property has a stoned driveway to the front with parking for vehicles and a shared pathway to the side of the property with access into the previously mentioned utility room.

REAR GARDEN.

The enclosed and secure rear garden has a timber decked seating area with built-in seating, outside lighting, outside power point and an Astro Turf garden.

SERVICES.

All mains services are connected and gas fired central heating via a combination boiler system, situated in a cupboard in the third bedroom.

ROOMS AND SIZES

Reception Hall

Lounge 3.53m x 3.51m (11'7" x 11'6")

Kitchen 3.30m x 2.87m (10'10" x 9'5")

Utility Room 3.28m x 1.73m (10'9" x 5'8")

Dining Room 5.11m x 2.62m (16'9" x 8'7")

Bedroom One
3.40m x 2.90m (max) (11'2" x 9'6" (max))

Bedroom Two
3.45m(max) x 3.20m (11'4"(max) x 10'6")

Bedroom Three 3.66m x 1.96m (12' x 6'5")

Attic One

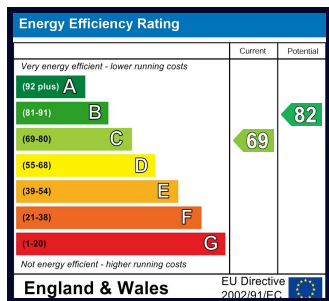
Attic Two

Bathroom 2.84m x 1.85m (9'4" x 6'1")

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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