



**JonathanWright**  
estate agents



**44 Castlefields, Leominster, HR6 8BG. £210,000**

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### **PROPERTY FEATURES**

- Semi-Detached
- 3 Bedrooms
- Fitted Kitchen with appliances
- Good sized Lounge
- Separate Dining Room
- Lawned Gardens
- Potential to create Private Driveway
- Gas Fired Central Heating
- Close to Town Centre
- Sought-after Area

**To view call 01568 616666**



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The property is situated in a sought-after residential position, within walking distances of Leominster's town centre and amenities. A semi detached house in need of some modernisation and improvements but being gas fired centrally heated, partially double glazed with three bedrooms, bathroom with shower over, fitted kitchen with appliances, separate dining room, good sized lounge and outside space. Lawned gardens to the front and rear, plenty of room to create a private driveway to the side of the property.

The property is a semi detached house of brick construction under a tiled roof. UPVC double glazed entrance door, opens into the reception hall which has a window to the side, a door opening into an understairs storage cupboard and a door opening into the lounge.

The lounge has a feature fireplace with provision for a gas fire, raised hearth, with a window the front, lighting, wall lighting with a door opening into the dining room. The dining room has a patio door to the rear. From the lounge a door opens into the kitchen

The kitchen has units to include an inset stainless steel one and a half bowl single drainer sink unit. There are working surfaces, base units under and an inset for a full ring gas hob, extractor hood with light over and to the side is a fan assisted electric oven with grill in a tall housing unit. There is space and plumbing for an automatic washing machine, room for additional appliances, good range of matching eye level cupboards, including a tall larder unit. The kitchen has two windows, one to the rear and one to the side and a door also opening to the side of the property.

From the lounge the staircase rises and turns past a window to the side up to the first floor landing, with an inspection hatch to

the roof space above and doors to the bedrooms. Bedroom One has a window to the front and a door opening into the boiler cupboard, housing the worcester gas fired combination boiler, heating hot water and radiators. Bedroom Two has a window overlooking the rear of the property. Bedroom Three has a window overlooking the front of the property. Off the landing a door opens into the bathroom having a modern suite in white of a panelled bath, mixer tap and shower attachment over, including a rain shower. There is a pedestal wash hand basin, low flush WC and ceramic tiling to ceiling height throughout. The bathroom has a vertical heated towel rail/radiator, ceiling light incorporating an extractor fan, vanity mirror and an opaque double glazed window to the rear.

## OUTSIDE

The property is approached to the front with a low retaining wall and a gate giving access across a flagged pathway to the front door. There is a lawned garden, a rockery and a gate to the side gives access across to the rear of the property. The side garden has a flagged pathway, lawns and it leads round to the rear with an enclosed garden, laid to lawn and a timber built garden shed.

## SERVICES

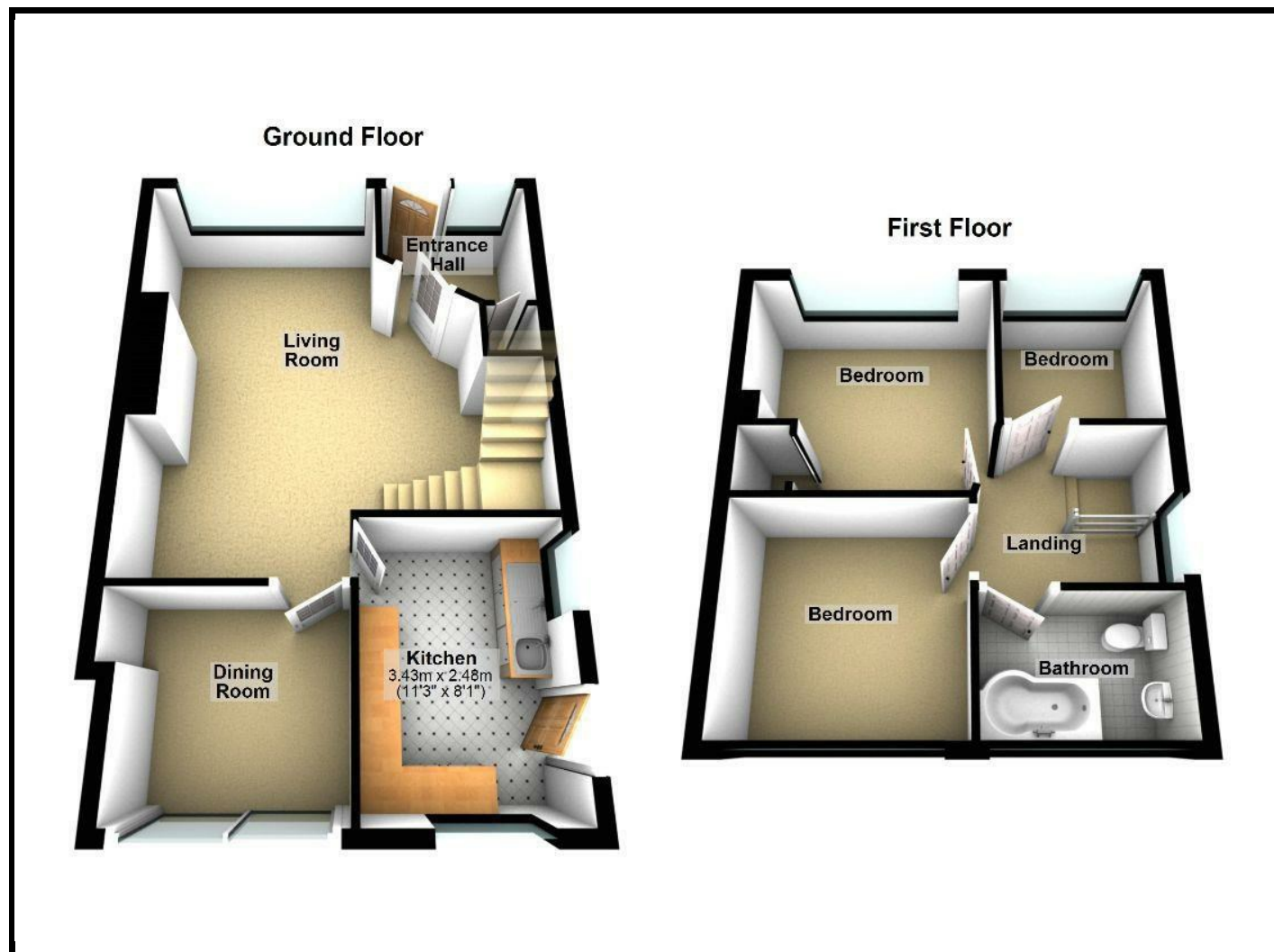
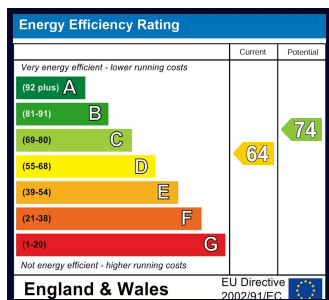
All mains services are connected and the property has gas fired central heating.

## ROOMS AND SIZES

|               |                              |
|---------------|------------------------------|
| Lounge        | 5.11m x 2.97m (16'9" x 9'9") |
| Dining room   | 3.51m x 2.74m (11'6" x 9')   |
| Kitchen       | 4.45m x 2.36m (14'7" x 7'9") |
| Bedroom One   | 3.40m x 3.05m (11'2" x 10')  |
| Bedroom Two   | 3.05m x 2.74m (10'x9')       |
| Bedroom Three | 2.18m x 2.06m (7'2" x 6'9")  |
| Bathroom      |                              |

## 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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