



JonathanWright
estate agents



14 Silurian Close, Leominster, HR6 8SR. £165,000

**14 Silurian Close
Leominster
HR6 8SR**

£165,000

PROPERTY FEATURES

- A modern terraced bungalow
- Two Bedrooms
- Good sized Lounge/Dining Room
- Kitchen
- Modern Shower Room
- Gas fired central heating
- Courtyard Garden
- Garage



To view call 01568 616666



JonathanWright
estate agents



Situated in a quiet and tucked away position a modern terraced bungalow, offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, a good sized lounge/dining room. two bedrooms, kitchen, a modern fitted shower room and outside an easy to maintain garden to the front, a courtyard styled garden to the rear, unrestricted parking close by and a single garage.

Silurian Close is well positioned closed to Leominster's town centre and nearby amenities to include a mini mart, train station and schooling.

Leominster's town centre has a wealth of shops, supermarkets, cafes and restaurants.

The property is a terraced bungalow of brick construction under a tiled roof. The full details details are now as follows.

A UPVC double glazed entrance door opens into a reception hall with wooden laminated flooring and a door opening into the lounge/dining room.

The good sized lounge/dining room has wooden laminated flooring throughout, room for a dining table, plenty of power points, tv aerial point, a UPVC double glazed window to rear and a UPVC double glazed sliding patio door out to the rear garden. There is also fitted shelving and a door giving access in the Kitchen.

The Kitchen has a working surface with an inset stainless sink unit with cupboard, space and plumbing under for a washing machine and there are further working surfaces with cupboards and drawers under. The Kitchen has a planned space for an electric cooker, space for an upright fridge freezer and the are are also matching eye level cupboards, tiled splashbacks, an extractor fan, a UPVC double glazed window

to front and vinyl floor covering.

From the Reception Hall the door opens into a cupboard housing a gas fired combination boiler heating hot water and radiators as listed and a door then enters into Bedroom One.

Bedroom One is a good sized double bedroom and has ample room for bedroom furniture, a UPVC doubled glazed window looking into a courtyard garden to the rear. There is also an inspection hatch to the loft space above.

Bedroom Two is also a good sized bedroom and has a UPVC double glazed window to the rear.

From the Reception Hall a door opens into a shower room having a modern suite to include a good sized walk-in shower with a mains fed shower over and glass shower screen. There is also a wash hand basin with a vanity unit under and a low flushed WC. The Bathroom is tiled from floor to ceiling height and has a frosted UPVC double glazed window to front, extractor fan and heated towel rail.

OUTSIDE

The property is situated in a quiet and tucked away position and has gravelled and patio gardens to the front. Also situated close by is unrestricted parking and also a single garage in a nearby garage block.

THE REAR GARDEN

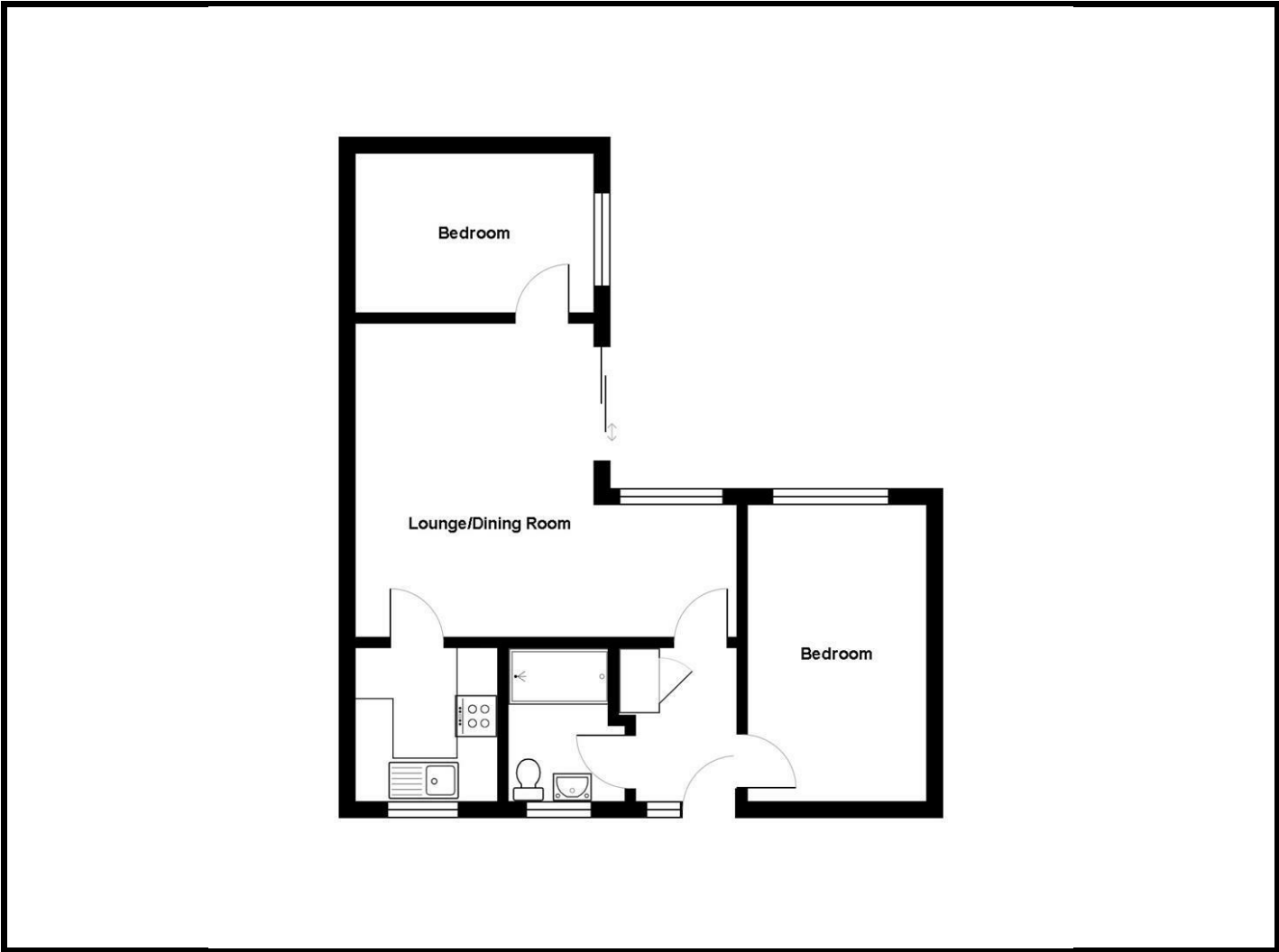
The property enjoys a private courtyard style rear garden which has been designed for easy maintenance and has been laid to patio gardens with stoned and wood chipped borders and seating area. To the rear is a gate with access to a walkway at the rear of the property and there is also outside lighting.

SERVICES

The property has all mains services connected and gas fired central heating via a combination boiler system.

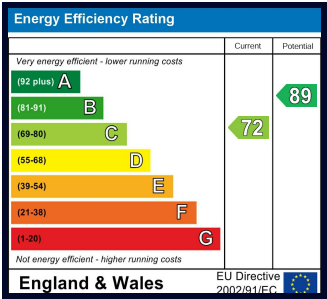
ROOMS AND SIZES

Reception Hall	
Lounge/Dining Room	5.33m x 4.42m (17'6" x 14'6")
Kitchen	2.03m x 2.16m (6'8" x 7'1")
Bedroom 1	4.19m x 2.51m (13'9" x 8'3")
Bedroom 2	3.48m x 2.21m (11'5" x 7'3")
Shower Room	
Garage	4.90m x 2.31m (16'1" x 7'7")



PROPERTY INFORMATION

Council Tax Band - A
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.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.