



**JonathanWright**  
estate agents



**30 Castlefields, Leominster, HR6 8BJ. £246,000**



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### **PROPERTY FEATURES**

- **Spacious Semi-Detached Bungalow**
- **2 Good Sized Bedrooms**
- **Kitchen/Breakfast Room**
- **Good Sized Lounge**
- **Conservatory**
- **UPVC Double Glazed**
- **Gas Fired Central Heating**
- **Private Driveway with Ample Parking**
- **Large Rear Garden**
- **Garage**

**To view call 01568 616666**



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A modern and spacious semi-detached bungalow offering gas fired central heated and UPVC double glazed accommodation to include a reception hall, a good sized lounge, a conservatory, kitchen/breakfast room, 2 good sized bedrooms, a wet room and outside a driveway to front with parking for plenty of vehicles, a large and attractive garden to rear, carport and garage.

Castlefields is well positioned for Leominster's town centre and amenities, to include a nearby mini mart and train station. Leominster town has a wealth of shops, supermarkets, cafes and restaurants.

The property is a well presented semi-detached bungalow

A UPVC double glazed entrance door opens into the reception hall with a smoke alarm, door into a useful and deep storage cupboard with fitted shelving and a radiator and a door then opens into the lounge. The good sized lounge has a feature fireplace, with a gas living flame fire standing on a raised hearth, with a fire surround with mantle shelf over. There are useable alcoves to either side of the chimney breast and the lounge has wall lighting, a UPVC double glazed window looking through into a conservatory and a UPVC double glazed door which opens out to the conservatory.

The good sized conservatory has UPVC double glazed windows overlooking the rear garden, a polycarbonate roof, tiled flooring, power points, lighting, a radiator and UPVC double glazed french doors opening out to the rear garden. From the lounge dining room a glazed panelled door opens into the kitchen/breakfast room

The kitchen/breakfast room has a stainless steel sink unit with cupboards under and working surfaces with base units with cupboards and drawers under. There is also space and plumbing for a washing machine and corner shelving and the kitchen has a range of matching eye level cupboards and space for a small breakfast table. There is a UPVC double glazed window overlooking and attractive rear garden, room for an upright fridge freezer, a UPVC double glazed window to the side and a UPVC double glazed door giving access to the side of the property.

From the lounge a door opens into Bedroom One. Bedroom One is a good sized double bedroom and has a UPVC double glazed window to the front and ample room for bedroom furniture. From the reception hall a door now opens into Bedroom Two.

Bedroom Two is also a generously sized bedroom and has a UPVC double glazed window to the front and built in storage cupboards. From the reception hall a door opens into the wet room.

The wet room has an electric shower, a pedestal hand wash basin and low flush WC. There is also an extractor fan, shaver socket, a frosted UPVC double glazed window to the side and access to the room space up above.

#### AGENTS NOTE

The bungalow has a large roof space and offers potential for conversion, subject to any local authority regulations.

#### OUTSIDE:

The property is situated in a mature and attractive cul-de-sac position and has access to the front over a pedestrian pathway and onto a splayed brick paved driveway with ample parking for vehicles. There is also an attractive floral and shrub border, external power points and the driveway continues to the side of the property where there is a carport providing sheltered parking and at the end of the driveway there is an up and over door into a detached garage.

#### GARAGE

The garage has power, lighting, UPVC double glazed windows to the side and rear and a UPVC double glazed door giving access to the rear garden. At the end of the driveway is a secured gate, also giving access to the rear garden.

#### REAR GARDEN

The property enjoys a large south facing rear garden, which has been well maintained and cared for by the present owner. The garden has a slab patio seating area, without outside lighting and a cold water tap. There is a lawned garden with an attractive floral border and the garden is sub divided by trellising and a pathway then continues to a wider garden area, which is laid to lawn and has shrub and gravelled borders and a garden area, ideal for a vegetable plot. The rear garden is safe and secure with well maintained fencing to boundaries.

#### SERVICES:

The property has all mains services connected and gas fired central heating.

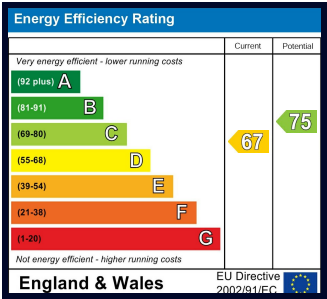
The property is subject to probate.

ROOMS AND SIZES

Entrance Hallway	
Lounge	5.00m x 3.68m (16'5" x 12'1")
Conservatory	3.78m x 3.20m (12'5" x 10'6")
Kitchen/Breakfast Room	4.14m x 2.18m (13'7" x 7'2")
Bedroom One	3.28m x3.15m (10'9" x10'4")
Bedroom Two	2.79m x 2.64m (9'2" x 8'8")
Wet Room	
Garage	5.18mx 2.54m (17'x 8'4")

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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