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estate agents



**99 Middlemarsh, Leominster, HR6 8UP. £240,000**

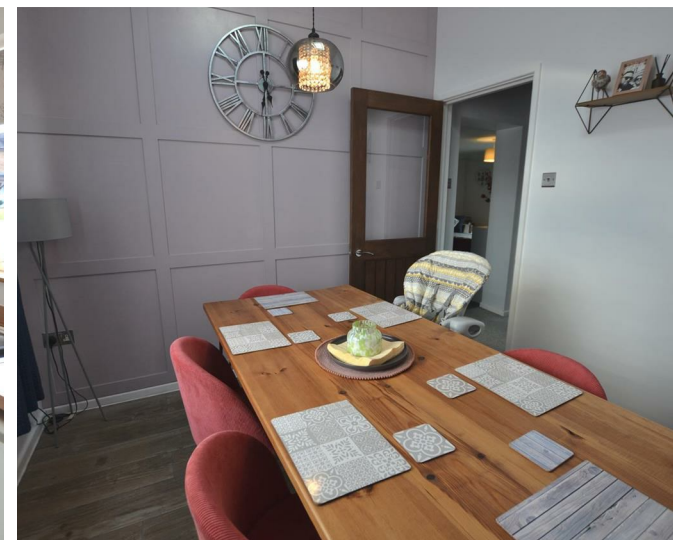


**99 Middlemarsh  
Leominster  
HR6 8UP**

**£240,000**

### **PROPERTY FEATURES**

- Extended Semi-Detached House
- 3 Bedrooms (1 Ground Floor)
- Lounge
- Dining Room
- Fitted Kitchen
- Ground Floor Cloakroom/W.C.
- Shower Room
- Parking For Vehicles
- Secure Rear Garden



**To view call 01568 616666**



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A most impressive and extended semi-detached house offering well presented living accommodation to include a reception hall, lounge, dining room, modern kitchen, ground floor bedroom, ground floor cloakroom/W.C, 2 further bedrooms, family shower room and outside a brick paved driveway to front with parking for plenty of vehicles and an attractive safe and secure garden to rear ideal for families. The property is situated on the northern edge of Leominster town with attractive riverside walks close by. Leominster's town centre offers a wealth of amenities to include shops, supermarkets, cafes, restaurants and also good schooling. Details of 99 Middlemarsh, Leominster are as follows:

A composite entrance door opens into a welcoming reception hall having a tiled flooring, a smoke alarm and a doorway giving access into the kitchen. The modern and well fitted kitchen has a working surface with an inset, stainless steel sink unit with cupboards under and the working surfaces continue with base units under of cupboards, drawer and a space and plumbing for a washing machine. Built into the working surface is a stainless steel gas hob with an electric oven under and a stainless steel extractor hood with light over. The kitchen has a range of matching eye-level cupboards, room for an upright fridge/freezer, inset lighting, UPVC double glazed window to front and a continuation of the tiled flooring.

From the reception hall a double glazed door opens into the good size lounge having a fireplace with an electric stove effect fire standing on a raised hearth with fire surround and mantle shelf over. There are plenty of power points, a door into a useful understairs storage cupboard and a UPVC double glazed, sliding door open out to the rear garden. From the lounge an archway leads into an inner hallway with a half glazed door giving access into a dining room.

The good size dining room is an ideal space for entertaining and having room for a family size dining table. There is a feature panelled wall, Velux roof light and a UPVC double glazed window to front. From the inner hallway a door opens into a good size ground floor bedroom having a UPVC double glazed window to front and a Velux roof light. From the inner hallway a door opens into a cloakroom/W.C. having a low flush W.C, wash hand basin with vanity unit under and a frosted UPVC double glazed window to side.

Form the reception hall a staircase rises up to the

first floor landing having an inspection hatch to the roof space above, a door into an airing cupboard housing a hot water cylinder with shelving over and doors leading off to bedrooms as listed. Bedroom one is a good size double bedroom having ample room for bedroom furniture and a UPVC double glazed window overlooking the rear garden. Bedroom two is also a generously sized bedroom having a recess ideal for housing a wardrobe unit and a UPVC double glazed window to front. From the landing a door opens into the family shower room having a modern suite to include a corner shower cubicle with a Mira shower over, tiled splashbacks, low flush W.C, and a pedestal wash hand basin. The shower room has inset lighting, an extractor fan, heated towel rail and a frosted UPVC double glazed window to side.

#### OUTSIDE.

The property is situated in an attractive corner plot position and has a large brick paved driveway to the front with plenty of parking for vehicles. There is a cold water tap and gated access to the side of the property leading to the rear garden.

#### REAR GARDEN.

The property enjoys a good sized and secure rear garden which is ideal for young families. There is a large patio seating area, a lawn garden with attractive gravelled borders, a timber deck seating area and set to one corner of garden is a useful timber built storage shed with storage area to side. The property has well maintained fencing to all boundaries.

#### SERVICES.

All mains services are connected, electric heating and telephone subject to BT regulations.

## ROOMS AND SIZES

Reception Hall

Kitchen 2.92m x 2.18m (9'7" x 7'2")

Lounge 4.88m x 4.09m (16' x 13'5")

Dining Room 3.05m x 2.87m (10' x 9'5")

Ground Floor Bedroom 3.53m x 3.12m (11'7" x 10'3")

Ground Floor Cloakroom

Bedroom One 4.09m x 2.62m (13'5" x 8'7")

Bedroom Two 4.11m x 2.92m (13'6" x 9'7")

Shower Room

Rear Garden



### 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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## PROPERTY INFORMATION

Council Tax Band - B

Property Tenure - Freehold

