



JonathanWright
estate agents



38 Ryelands Road, Leominster, HR6 8NZ. £235,000

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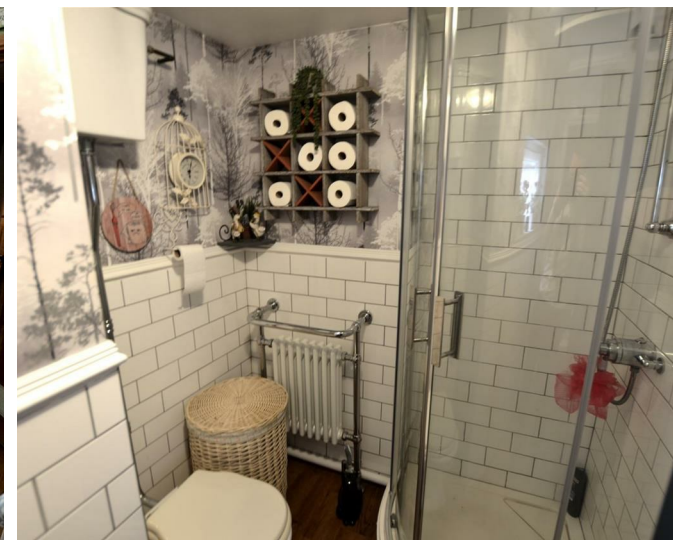
PROPERTY FEATURES

- Terraced Town House
- 3 Bedrooms
- En-Suite Toilet
- Attic Room
- Lounge
- Kitchen/Dining Room
- Ground Floor Shower Room
- Gas Fired Central Heating
- Rear Courtyard garden
- Close To Town Centre

To view call 01568 616666



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A well presented and surprisingly spacious character town house, offering UPVC double glazed and gas fired centrally heater accommodation to include a reception hall, a good size lounge, kitchen/dining room with appliances, a modern ground floor shower room, 3 bedrooms, an en-suite toilet, a useful attic room and outside, an attractive courtyard style garden to rear with storage sheds. Details of 38 Ryelands Road, Leominster are further described as follows:

A composite stable door opens into a reception hall having a door into a useful storage cupboard and a door opening into a good size lounge. The lounge has 2 UPVC double glazed windows, one to front and one to side, also a feature fireplace with useful shelving built into either side of the chimney breast. The lounge has laminated flooring, an exposed feature ceiling timber and an under stairs area ideal for housing a desk.

From the lounge a door opens into the kitchen/dining room. The modern fitted kitchen has a working surface with an inset sink unit with an integral washing machine, tumble dryer and a cupboard under. There is a further working surface with a built-in gas hob with a stainless steel extractor hood with light over, cupboards and drawers under and situated in a housing unit is an integral oven and microwave. The kitchen also has an integral fridge/freezer, eye-level cupboard and a display cabinet with cupboards to the side and under. A feature of the kitchen is a centre island, providing a seating with further storage under and there is also a UPVC double glazed window overlooking the attractive garden and a UPVC double glazed door opening out to the rear garden.

From the kitchen/dining room a door opens into a good size, ground floor shower room. Having a corner shower cubicle with sliding doors and a mains fed shower over, also a high flush W.C. and a wash hand basin drawers under. The shower room has a heated towel rail/radiator, a frosted UPVC double glazed window to side and an inspection hatch to the roof space above.

From the lounge a staircase rises up to the first floor landing having a fitted book shelf and doors off to the first floor bedroom accommodation.

Bedroom one. The good size double bedroom has a UPVC double glazed window overlooking the rear garden, ample room for bedroom furniture and doors into a built-in wardrobe fitment, which also houses the gas fired combination boiler. Doors also open into

an en-suite toilet having a low flush W.C. and a pedestal wash hand basin.

Bedroom two is also a good size bedroom having usable alcoves to either side of the chimney breast and a UPVC double glazed window to front. Bedroom three is a generously sized bedroom having a UPVC double glazed window to side, working surfaces with shelving under and laminated flooring. From the landing a latch and lever door gives access to a staircase leading up to a useful attic room. The attic room has 2 Velux roof lights, lighting, power and storage within the roof eaves. The loft room would make an excellent office or hobby room.

OUTSIDE.

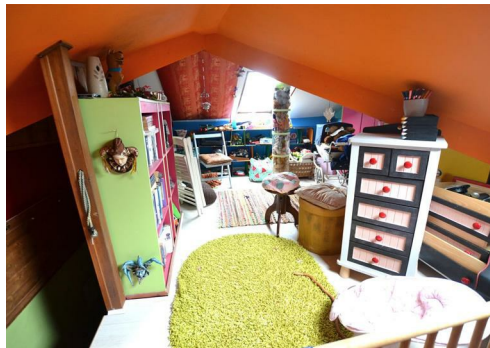
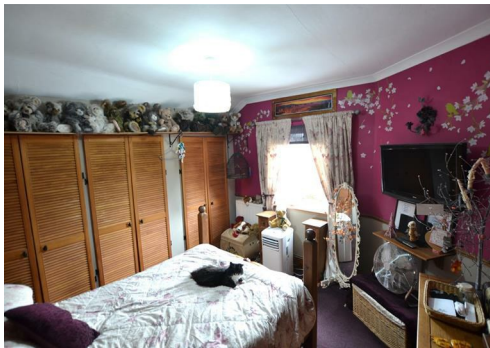
The property is situated in a most convenient position on the edge of Leominster's town centre and has unrestricted parking to front.

REAR GARDEN.

The property enjoys an attractive rear garden, having a sheltered area with outside lighting and an outside tap. The rear garden has been designed for easy maintenance and is laid with slabs and crazy paving throughout. There are attractive and colourful borders, a useful storage shed with a veranda, a second storage and the rear garden is safe and secure with good fencing to boundaries. There is gated access to Westfield Walk, at the side of the property.

SERVICES.

All mains services are connected, gas fired central heating and the property is fitted with modern Smart Meters.



ROOMS AND SIZES

Reception Hall

Lounge 5.79m x 3.89m (19' x 12'9")

Kitchen/Dining Room 4.04m x 3.35m (13'3" x 11')

Ground Floor Shower Room

Bedroom One 3.38m x 3.25m (11'1" x 10'8")

En-Suite Toilet

Bedroom Two 3.38m x 3.05m (11'1" x 10')

Bedroom Three 2.67m x 2.64m (8'9" x 8'8")

Attic Room 5.08m x 3.15m (max) (16'7" x 10'4" (max))

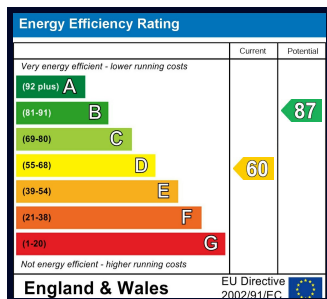
Rear Garden



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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