



**JonathanWright**  
estate agents



**11 Ryelands Road, Leominster, Herefordshire HR6 8NZ. No Onward Chain £175,000**



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Leominster  
Herefordshire  
HR6 8NZ**

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### **PROPERTY FEATURES**

- A Modern Terrace House
- 2 Bedrooms
- Lounge
- Kitchen
- Sunroom
- Family Bathroom
- South Facing Garden Rear
- Parking
- Close To Town Centre

**To view call 01568 616666**







A modern and well presented terraced house offering UPVC double glazed and gas fired centrally heated accommodation to include a good sized lounge with fireplace, kitchen, sunroom, 2 bedrooms, modern bathroom and outside a south facing garden to the rear with storage shed, a driveway with parking for a vehicle and additional guest parking. The property is situated on the doorstep of Leominster's town centre, with good amenities nearby to include supermarkets, a range of shops, cafes and restaurants, schools and also a train station with regular train services to the nearby cathedral city of Hereford. Details of 11 Ryelands Road, Leominster are further described as follows:

A canopy porch with outside lighting and a glazed panelled door opens into the lounge. The good size lounge has a feature fireplace with a raised hearth and mantle shelf over and a UPVC double glazed window to front, allowing in plenty of light. The lounge also has plenty of power points, TV aerial point and a door into a useful and deep understairs storage cupboard with shelving.

From the lounge a door opens into the kitchen having a working surface with an inset sink unit with a cupboard and space and plumbing under for a washing machine. The working surfaces continue with base units under to include cupboards, drawers and a tray shelf and there is a planned space for a gas cooker. There is a further working surface with a cupboard and space under for both a fridge and a freezer and the kitchen has a range of matching eye-level cupboards, a double glazed window to rear and a double glazed door opening to a Sunroom.

The sunroom has windows overlooking the rear garden, power points, lighting and a sliding door giving access to the rear garden. From the lounge a staircase rises up to the first floor landing having an inspection hatch to the loft space above and doors leading off to bedrooms and bathroom as listed.

Bedroom one is a good size double bedroom and has a built-in wardrobe fitment with sliding doors, a UPVC double glazed window to front

overlooking Ryelands Road and a door into an airing cupboard with shelving and housing a modern Worcester gas fired, combination boiler.

Bedroom two is also a generously sized bedroom having a UPVC double glazed window overlooking gardens to rear. From the landing a door opens into the bathroom, having a suite to include a bath with a Triton electric shower over with a glass shower screen, pedestal wash hand basin and a low flush W.C. The bathroom has tiled flooring, a deep window sill with a frosted UPVC double glazed window to rear, tiled splashbacks, shaver socket and a wall mounted electric heater.

#### OUTSIDE.

The property is conveniently situated along Ryelands Road, close to Leominster's town centre and amenities. There is a low brick wall to the front boundary and gated pedestrian access onto a pathway leading to the front door. Also to the front is a small gravelled garden.

#### REAR GARDEN.

The property enjoys a south facing rear garden, that has been designed for ease of maintenance. There is a slabbed patio seating area with a low brick retaining wall and steps leading up to the remainder of the garden, laid to patio slabs and a shrub border. To the rear of the garden is gate giving access to a private driveway belonging to the property and a timber built storage shed. The property enjoys vehicular access to the rear, off Holland Road, where there is additional parking for guests.

#### SERVICES.

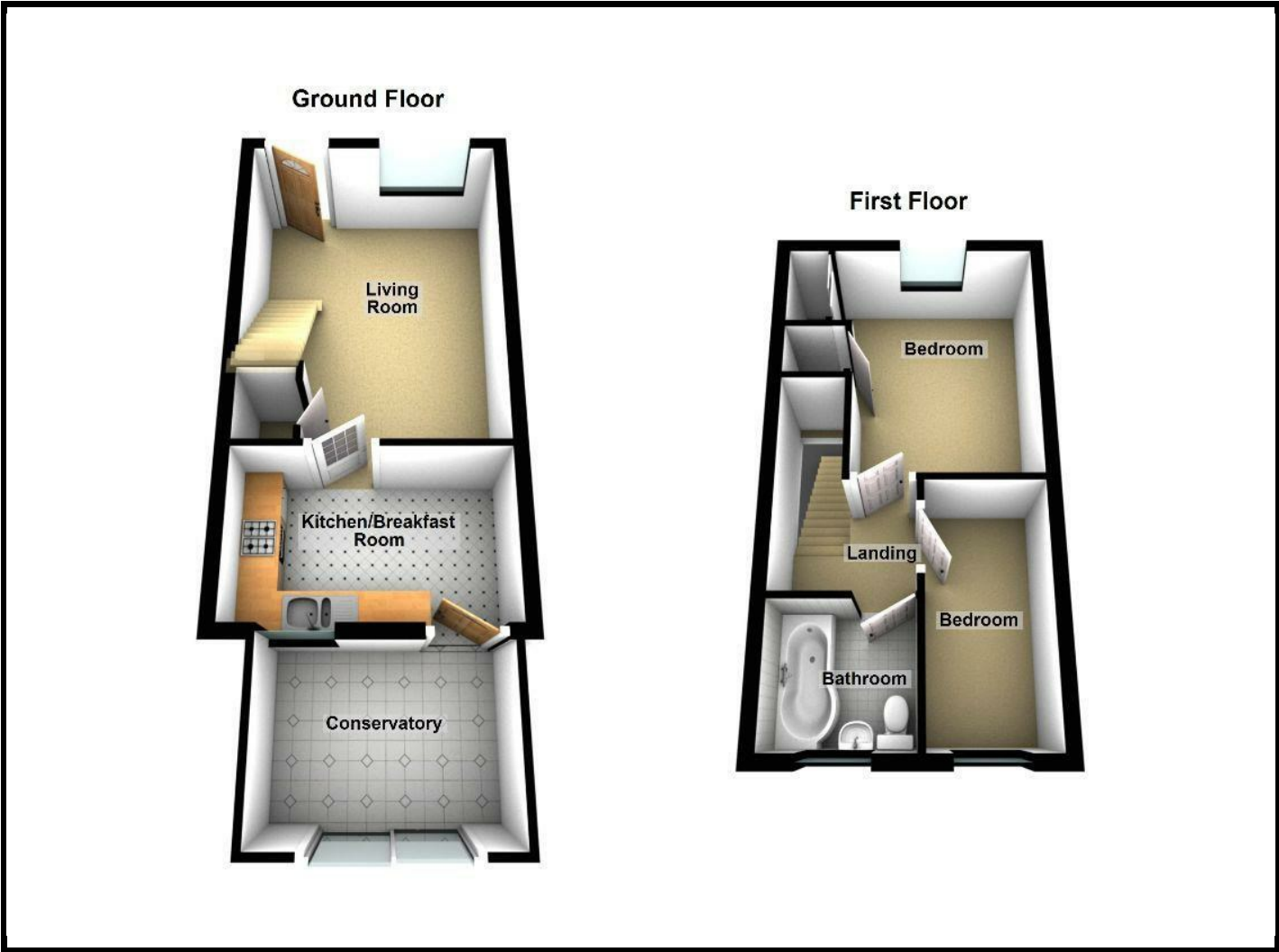
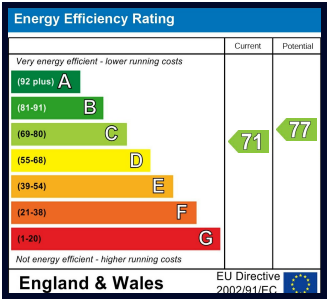
All mains services are connected and gas fired central heating via a Worcester combination boiler system.

ROOMS AND SIZES

Canopy Porch	
Lounge	4.75m x 3.56m (15'7" x 11'8")
Kitchen	3.51m x 2.18m (11'6" x 7'2")
Sunroom	2.90m x 2.26m (9'6" x 7'5")
Bedroom One	3.53m x 2.51m (11'7" x 8'3")
Bedroom Two	3.45m x 1.57m (11'4" x 5'2")
Bathroom	
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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