



**5 Matilda Close, Leominster, HR6 8SJ. No Onward Chain £185,000**



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Leominster  
HR6 8SJ**

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### **PROPERTY FEATURES**

- End Of Terrace Bungalow
- 2 Good Size Bedrooms
- Lounge/Dining Room
- Kitchen
- Sunroom
- Bathroom
- Gas Central Heating
- Gardens to Front And Rear
- Storage/Workshop
- Nearby Garage

**To view call 01568 616666**



**JonathanWright**  
estate agents







An attractive and well maintained end of terraced bungalow, offering UPVC double glazed and gas fired centrally heated accommodation to include an enclosed porch, reception hall, spacious lounge/dining room, kitchen, sunroom, 2 good sized bedrooms, bathroom, an easy to maintain garden to front, a good size garden to rear and side, storage shed with power and lighting and a nearby garage. The property is situated just off the popular Buckfield Road Development with a Morrisons supermarket within walking distance. A hopper Bus service stops close by with regular services into Leominster's town centre with a good range of shops, supermarkets, cafes and restaurants. Details of Matilda Close, Leominster are further described as follows:

A UPVC double glazed entrance door opens into an enclosed porch having UPVC double glazed windows to either side and a door opening into a reception hall.

The reception hall has double opening doors into an airing cupboard housing a modern Worcester gas fired combination boiler and shelving.

From the reception hall a door opens into an L shaped lounge/dining room having a dining area, a UPVC double glazed window looking into a sunroom, plenty of power points, TV aerial point and a glazed panelled door opening into the kitchen.

The kitchen has a working surface with an inset stainless steel sink unit with cupboards under. There are further working surfaces with cupboards and drawers under, planned space for a dishwasher and built into the working surface is an electric hob with an electric oven under. The kitchen also has a range of matching eye-level cupboards, room for an upright fridge/freezer and a UPVC double glazed window to front.

From the lounge/dining room a double glazed sliding door gives access into a sunroom.

The sunroom has lighting, power points, a working surface with plumbing under for a washing machine and space for a tumble dryer. There are UPVC double glazed windows overlooking the garden, double glazed sliding doors giving access into the garden and also a door opens from the sunroom into a passageway at the rear of the property.

From the reception hall a door opens into bedroom one.

Bedroom one is a good size bedroom having ample room for bedroom furniture, inspection hatch to the roof space above and a UPVC double glazed

window overlooking the rear garden.

Off the lounge/dining room a door opens into bedroom two. The good size bedroom has a UPVC double glazed window looking into the sunroom. From the reception hall a door opens into the bathroom having a suite to include a side panelled bath with an electric shower over, pedestal wash hand basin and a low flush W.C. The bathroom has tiled splashbacks, heated towel rail and a frosted UPVC double glazed window to front.

#### OUTSIDE.

The property is tucked away in a quiet cul-de-sac, just off the popular Buckfield Road development. There is unrestricted parking to the front and pedestrian gated access onto an easy to maintain front garden. There is gated access to the rear garden.

#### REAR GARDEN.

The rear garden has a private slabbed patio seating area, an opening leading to further gardens situated to the side, laid to stone throughout with shrub borders. There is a sheltered storage area and a door into a useful storage shed/workshop.

#### STORAGE SHED/WORKSHOP.

Having power, lighting and windows.

#### GARAGE.

A short walk from the property is a single garage, within a garage block.

#### SERVICES.

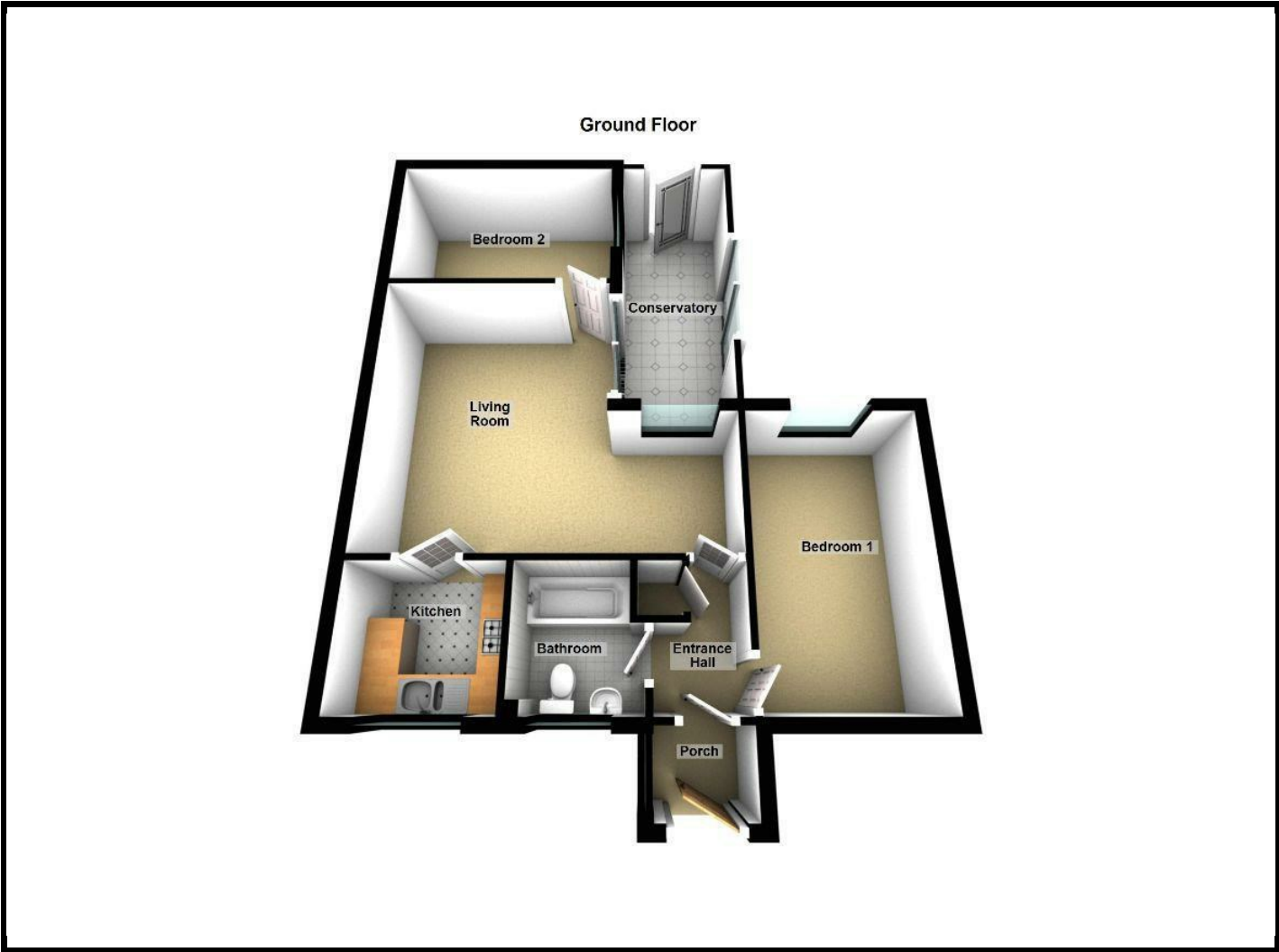
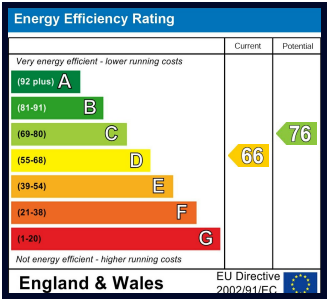
All mains services are connected and gas fired central heating via a Worcester combination boiler.

ROOMS AND SIZES

Reception Hall	
Lounge/Dining Room	5.23m x 4.39m (17'2" x 14'5")
Kitchen	2.06m x 1.98m (6'9" x 6'6")
Sunroom	4.42m x 1.42m (14'6" x 4'8")
Bedroom One	4.17m x 2.51m (13'8" x 8'3")
Bedroom Two	3.45m x 2.21m (11'4" x 7'3")
Bathroom	
Rear Garden	
Storage/Workshop	4.04m x 1.45m (13'3" x 4'9")

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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