



JonathanWright
estate agents



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26 Cornhill Road, Leominster, Herefordshire HR6 9AF. £275,000

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PROPERTY FEATURES

- **A Well Presented Detached Bungalow**
- **3 Bedrooms**
- **Lounge**
- **Kitchen with Range Cooker**
- **Garden /Dining Room**
- **Cloakroom/W.C**
- **Shower Room**
- **Garage And Driveway with parking**
- **Corner Plot Gardens**

To view call 01568 616666



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Situated on the western edge of Leominster town, a well presented and extended detached bungalow offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, good size lounge, kitchen with range cooker, garden/dining room, cloakroom/W.C, 3 good size bedrooms, a modern fitted shower room and outside good size and attractive corner plot gardens, an easy to maintain garden to rear, driveway to front with parking, an additional driveway to the side and an adjoining garage.

Within walking distance of the property is a Morrisons supermarket and a bus stops close by with regular services into Leominster's town centre, offering a wealth of amenities to include shops, supermarkets, cafes, restaurants, train station and the historic Priory Church.

A composite entrance door opens into an L shaped reception hall, having wooden laminated flooring, inspection hatch to loft space above, with a drop down ladder and doors off to the accommodation.

The good size lounge has a large UPVC double glazed window to front, allowing in plenty of natural light, plenty of power points, TV aerial point and a door giving access into a kitchen.

The modern fitted kitchen has a working surface with an inset sink unit with a mixer tap over, cupboards under and the working surfaces continue with further base units to include cupboards and drawers. Included with the sale is a gas fired range cooker with a stainless steel hood with light over. The kitchen also has a range of matching eye-level cupboards, wooden laminated flooring, a UPVC double glazed window to rear and room for a fridge/freezer.

From the kitchen a stable door opens into a garden/dining room having wooden laminated flooring throughout, ample room for a family size dining table, radiator, full length UPVC double glazed window to rear and UPVC double glazed French doors opening out to the rear garden.

There is also a door giving access into a cloakroom/W.C, having a low flush W.C, wall mounted wash hand basin, extractor fan, a frosted UPVC double glazed window to side and a second door giving access into a utility cupboard with plumbing for a washing machine and shelving over. There is also a connecting door into a garage.

From the reception hall a door opens into a linen cupboard with shelving and a radiator.

Doors lead off to the bedrooms accommodation.

Bedroom one is a good size double bedroom having a UPVC double glazed window overlooking gardens to rear, laminated flooring, ample room for bedroom furniture and double opening doors into a built-in wardrobe with hanging rail and shelving.

Bedroom two is also a good double bedroom, having

laminated flooring and a UPVC double glazed window with attractive outlook to the front.

Bedroom three is a generously sized bedroom having a UPVC double glazed window to rear and laminated flooring.

From the hallway a door opens into a shower room having a large walk-in shower cubicle with a mains fed shower over, low flush W.C and a wash hand basin with vanity cupboard under. The shower room has tiled splashbacks, a frosted UPVC double glazed window to rear, extractor fan and a heated towel rail.

OUTSIDE.

The property is situated in an edge of cul-de-sac position with an attractive outlook to the front and the property is accessed over a pedestrian pathway and onto a gravelled driveway with parking for a vehicle. A pathway leads through a pedestrian gate to the attractive front garden, that are laid to lawn and having well stocked floral and shrub borders. The gardens continue to the side of the property with a further lawned garden with deep flowerbed, outside lighting and gated access onto a driveway, providing additional parking.

At the end of the main driveway a motorised roller door gives access into the garage.

GARAGE.

The good size garage has power, lighting and situated in the garage is a gas fired combination boiler, heating hot water and radiators as listed.

REAR GARDEN.

Se to one side of the property is secure gated access leading to the rear garden .

The garden has been attractively designed to include an Astroturf garden and stoned garden with floral and shrub borders, outside lighting, fencing to boundaries, an outside cold water tap and a useful storage area.

SERVICES.

All mains services are connected, gas fired central heating, via a combination boiler system and telephone subject to BT regulations.

AGENTS NOTE.

The property has been much improved by the current owners, to also include a new roof to the main structure, a new roof to the garden room and also works to the drainage.

ROOMS AND SIZES

Reception Hall

Lounge 5.51m x 3.58m (18'1" x 11'9")

Kitchen 3.25m x 2.21m (10'8" x 7'3")

Garden/Dining Room
6.93m (max) x 2.57m (22'9" (max) x 8'5")

Cloakroom/W.C.

Bedroom One 3.66m x 3.15m (12' x 10'4")

Bedroom Two 3.71m x 2.34m (12'2" x 7'8")

Bedroom Three 3.28m x 2.21m (10'9" x 7'3")

Shower Room

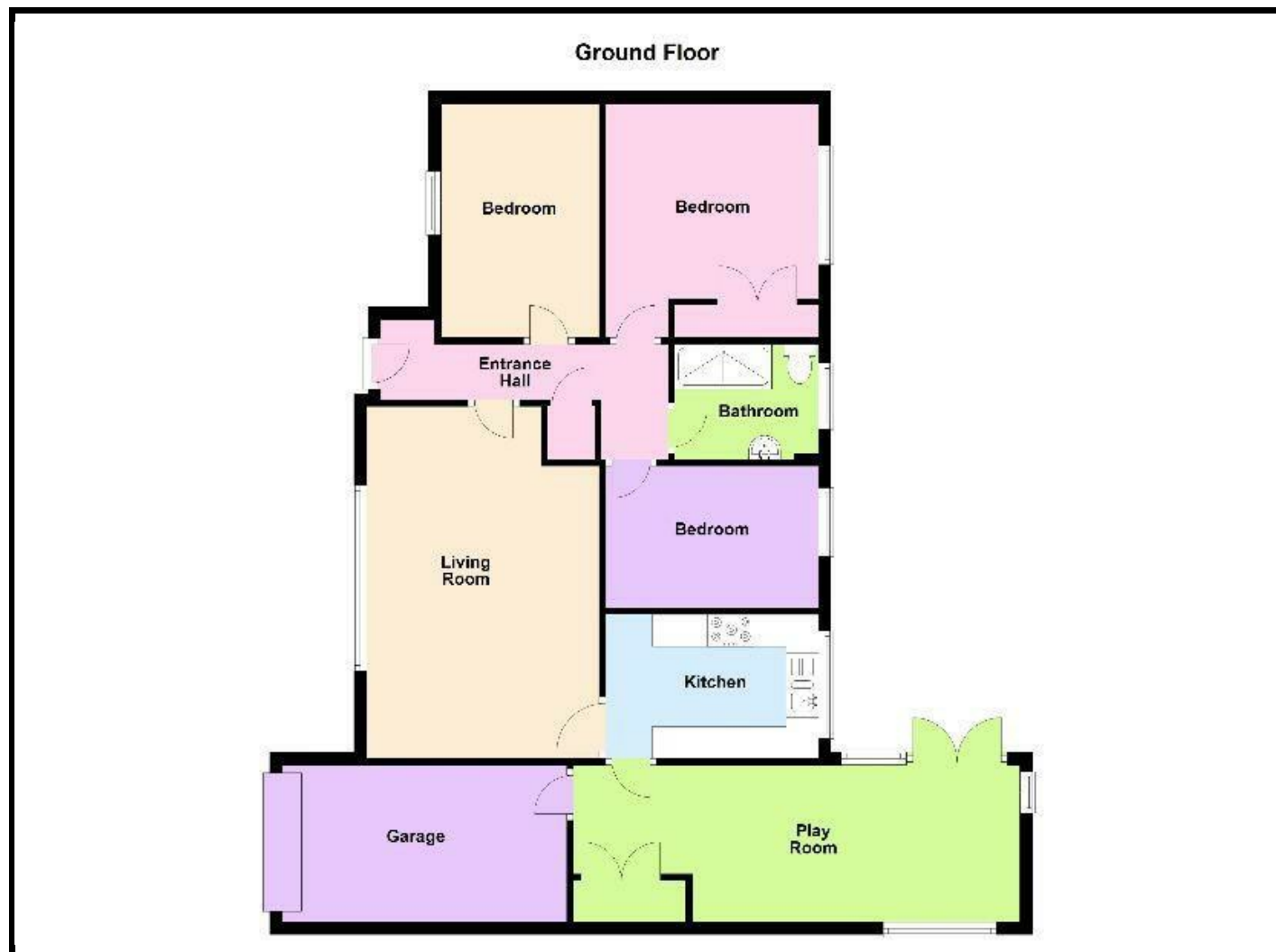
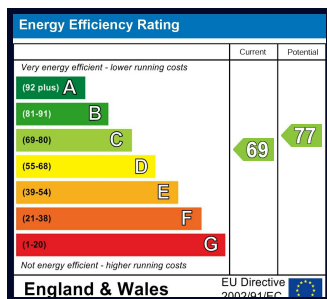
Garage 4.75m x 2.54m (15'7" x 8'4")

Rear Garden

PROPERTY INFORMATION

Council Tax Band - C

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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