



JonathanWright
estate agents



Braemar Green Lane, Leominster, HR6 8QN. £350,000

**Braemar Green Lane
Leominster
HR6 8QN**

£350,000

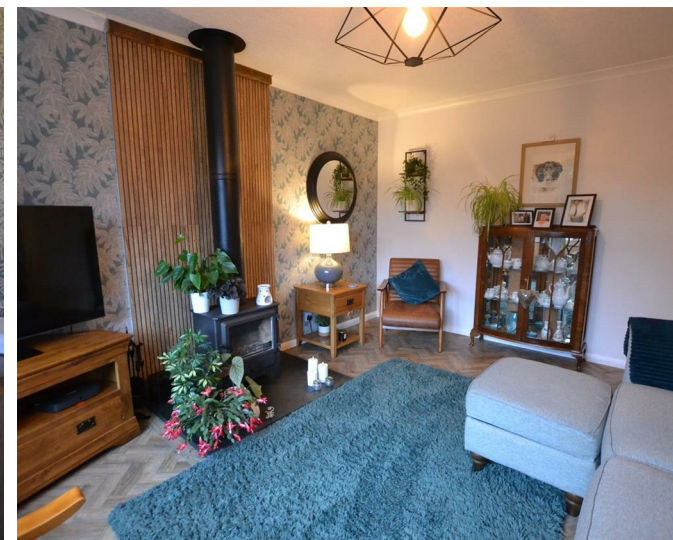
PROPERTY FEATURES

- A Beautifully Presented Detached Bungalow
- 2 Bedrooms
- Lounge with Wood Burner
- Dining Room
- Modern Fitted Kitchen
- Family Bathroom
- Shower Room/Utility Room
- Garage
- Gardens To Front & Rear
- Close To Town Centre

To view call 01568 616666



JonathanWright
estate agents





A most attractive and fully refurbished detached bungalow, offering spacious UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, lounge with wood burning stove, dining room, modern fitted kitchen with appliances, 2 good size bedrooms, a main family bathroom, separate W.C., utility/shower room and outside gardens to the front, an attractive garden to rear with storage sheds, a large driveway with parking for plenty of vehicles, carport and a detached garage.

The property is situated in a quiet location and is only a short and attractive walk away from Leominster's town centre and amenities to include shops, supermarket, cafes and restaurants. Also nearby are countryside walks and allotments.

A recess porch with a UPVC double glazed entrance door opens into a charming reception hall. The reception hall has feature wall panelling, vinyl floor covering that continues throughout the property, an inspection hatch to the loft space above and oak veneer doors leading off to the accommodation. The lounge has a feature of a wood burning stove standing on a raised hearth with wall panelling behind. There is also a large UPVC double glazed, south facing window to the front and plenty of power points.

A door from the reception hall opens into the good size dining room offering a wonderful environment for entertaining and has room for a good size dining table and a UPVC double glazed window overlooking attractive gardens to front. Off the dining room is a modern kitchen and has a working surface with an inset, one and a half bowl, single drainer sink unit with a mixer tap over and a cupboard and an integral dishwasher under. The working surfaces continue with further base units to include cupboards and drawers and built into the working surface is a 4 ring gas hob with a concealed extract fan with light over and situated in a housing unit is an electric double oven with cupboards over and under. The kitchen has an integral fridge/freezer, breakfast bar, tiled splashbacks, a UPVC double glazed window to the side, inset lighting and also situated in the kitchen is a modern Worcester gas fired combination boiler, heating hot water and radiators as listed.

From the kitchen a door opens into an inner hallway with a continuation of the wall panelling and a door into a family bathroom. The modern and attractive bathroom has a roll top bath, sink with vanity unit under and a low flush W.C. The bathroom also has part wall panelling, a heated towel rail/radiator and a frosted UPVC double glazed window to side. A door from the inner hallway opens into a modern fitted cloakroom having a wash hand basin with

cupboards under, a low flush W.C. and a UPVC double glazed window to side.

A door from the inner hallway opens to a rear lobby with a UPVC double glazed door opening to out the side of the property and a sliding door giving access into a shower/utility room.

The shower room/utility room has a large walk-in shower with a mains fed shower over, also a wooden working surface with space and plumbing under for a washing machine and a UPVC double glazed window to the rear.

Off the reception hall doors open off to the bedroom accommodation.

Bedroom one is a most spacious room and has a UPVC double glazed window to the side, UPVC double glazed French doors leading out to the rear garden, ample room for bedroom furniture and double opening doors into a built-in wardrobe fitment.

Bedroom Two is a generously sized bedroom having a UPVC double glazed window overlooking attractive gardens to rear.

OUTSIDE.

The property is situated along Green Lane and to the front is a recently re-surfaced Splayed driveway with parking for vehicles. Steps lead up to the main front door and also lawned gardens with well stocked shrub borders. The driveway continues to the side of the property through a secure gate leading to a carport, providing sheltered parking and also provides sheltered access from the property to the detached garage.

GARAGE.

The garage has an electric door, lighting, power, a double glazed window to side and a door giving access to the rear garden.

To the side of the garage is secure access to the rear garden.

REAR GARDEN.

The property enjoys a most attractive, and private garden and been beautifully designed by the current owners. There are timber deck seating areas, stoned gardens, a small lawned garden with well stocked shrub border and a brick paved seating area. To the rear of the garden is an Astroturf garden and also good storage to include a woodstore and 2 timber built storage sheds.

SERVICES.

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

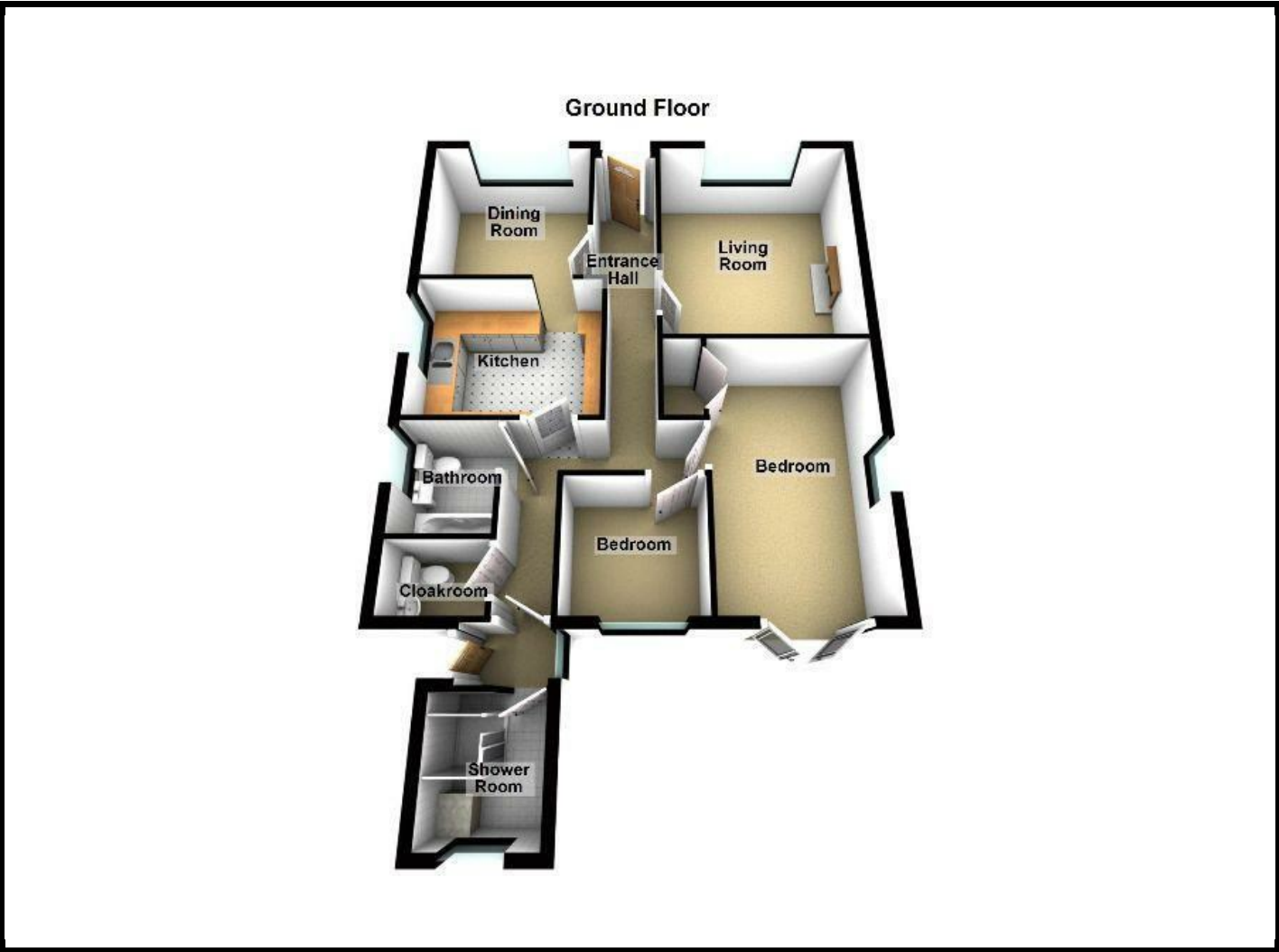
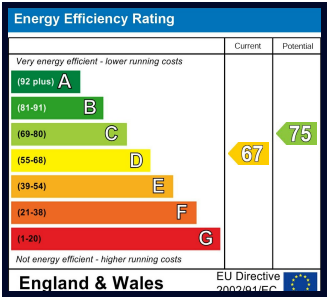


ROOMS AND SIZES

Reception Hall	
Lounge	4.17m x 3.66m (13'8" x 12')
Dining Room	3.05m x 2.97m (10' x 9'9")
Kitchen	3.35m x 2.67m (11' x 8'9")
Shower Room/Utility Room	
Family Bathroom	
Bedroom One	4.88m x 2.84m (16' x 9'4")
Bedroom Two	2.29m x 2.24m (7'6" x 7'4")
Garage	5.05m x 2.59m (16'7" x 8'6")
Rear Garden	

PROPERTY INFORMATION

Council Tax Band - D
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.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.