



**JonathanWright**  
estate agents



**86 The Meadows, Leominster, HR6 8RE. £245,000**

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### **PROPERTY FEATURES**

- **A Well Presented Semi-Detached Bungalow**
- **2 Double Bedrooms**
- **Lounge with Wood Burner**
- **Modern Kitchen**
- **Shower Room**
- **Detached Garage**
- **Driveway With Parking For Vehicles**
- **Attractive Landscaped Rear Garden**
- **Close To Town Centre**

**To view call 01568 616666**



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#### NO CHAIN

Situated in an attractive and mature residential position, an extremely well presented semi-detached bungalow offering spacious UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, lounge with wood burning stove, a modern fitted kitchen with appliances, 2 good size bedrooms, a modern fitted shower room and outside a good size brick paved driveway with parking for vehicles, a detached garage with power and lighting and a most attractive, landscaped rear garden with access to walks at the rear.

The Meadows is well positioned close to Leominster's town centre and amenities having a good range of shops, supermarkets, cafes, restaurants and a train station.

A composite entrance door opens into a reception hall, having wooden laminated flooring and a large inspection hatch to the roof space above with drop down ladder. The loft space, subject to any local authority regulations could be converted into further accommodation.

From the reception hall way a glazed panelled door opens into the lounge.

The spacious and light lounge has a fireplace with an inset wood burning stove standing on a raised hearth. There is also a large UPVC double glazed window overlooking the attractive garden to the rear, wooden laminated flooring, plenty of power points, wall lighting and a door giving access to the rear patio.

From the lounge a glazed panelled door opens into the kitchen. The modern and well fitted kitchen has a working surface with an inset sink unit with a mixer tap over and cupboard and drawers under. Included with the sale is a washer/dryer and also an integral fridge. The kitchen has a further working surface with cupboards under, matching eye-level cupboards, a built-in gas fired hob with a stainless steel extractor hood over and an electric oven under. The kitchen has laminated flooring a UPVC double glazed window overlooking the rear garden, a door into a useful pantry with shelving and a UPVC double glazed window to the side. A composite door opens from the kitchen to the side of the property.

From the lounge a door opens into bedroom one. The good size double bedroom has a UPVC double glazed window to front and a wardrobe, included with the sale.

From the reception hall a door opens into bedroom

two. Bedroom two is also a good size double bedroom, having a UPVC double glazed window to the front.

From the reception hall a door opens into a modern fitted shower room having a shower cubicle with sliding glass doors, wet walling to splashbacks and a mains fed shower over. There is also a vanity unit with an inset sink unit and W.C, heated towel rail, inset lighting, a frosted UPVC double glazed window to side and a shaver socket. A door from the shower room opens into a useful storage cupboard housing a modern Worcester gas fired combination boiler heating hot water and radiators as listed and fitted shelving.

#### OUTSIDE.

The property is situated in a mature residential position close to Leominster's town centre and amenities. To the front is a large brick paved driveway with parking for vehicles and the driveway continues to the side of the property and at the end of the driveway is an up and over door giving access into a detached garage.

#### GARAGE.

The garage has power, lighting and a window to the side. Off the driveway is gated access to the rear garden.

#### REAR GARDEN.

The property enjoys an attractive west facing garden enjoying the daily sunshine and the garden has been recently fully landscaped by the current owner. There is a large slabbed patio seating area with a wood store, an outside cold water tap and steps leading up with wooden retaining sleepers to either side to the main lawned garden. Set to one corner of the garden is a useful storage area and also gated access to a pathway at the rear leading to attractive walks over neighbouring fields and riverside..

#### SERVICES.

All mains services are connected, gas fired central heating via a modern Worcester combination boiler system and telephone connection. The property was full refurbished approximately 3 years ago, to include kitchen, shower room, floor coverings and heating system.

## ROOMS AND SIZES

Reception Hall

Lounge 4.88m x 3.56m (16'72 x 11'8")

Kitchen 2.18m x 2.03m (7'2" x 6'8")

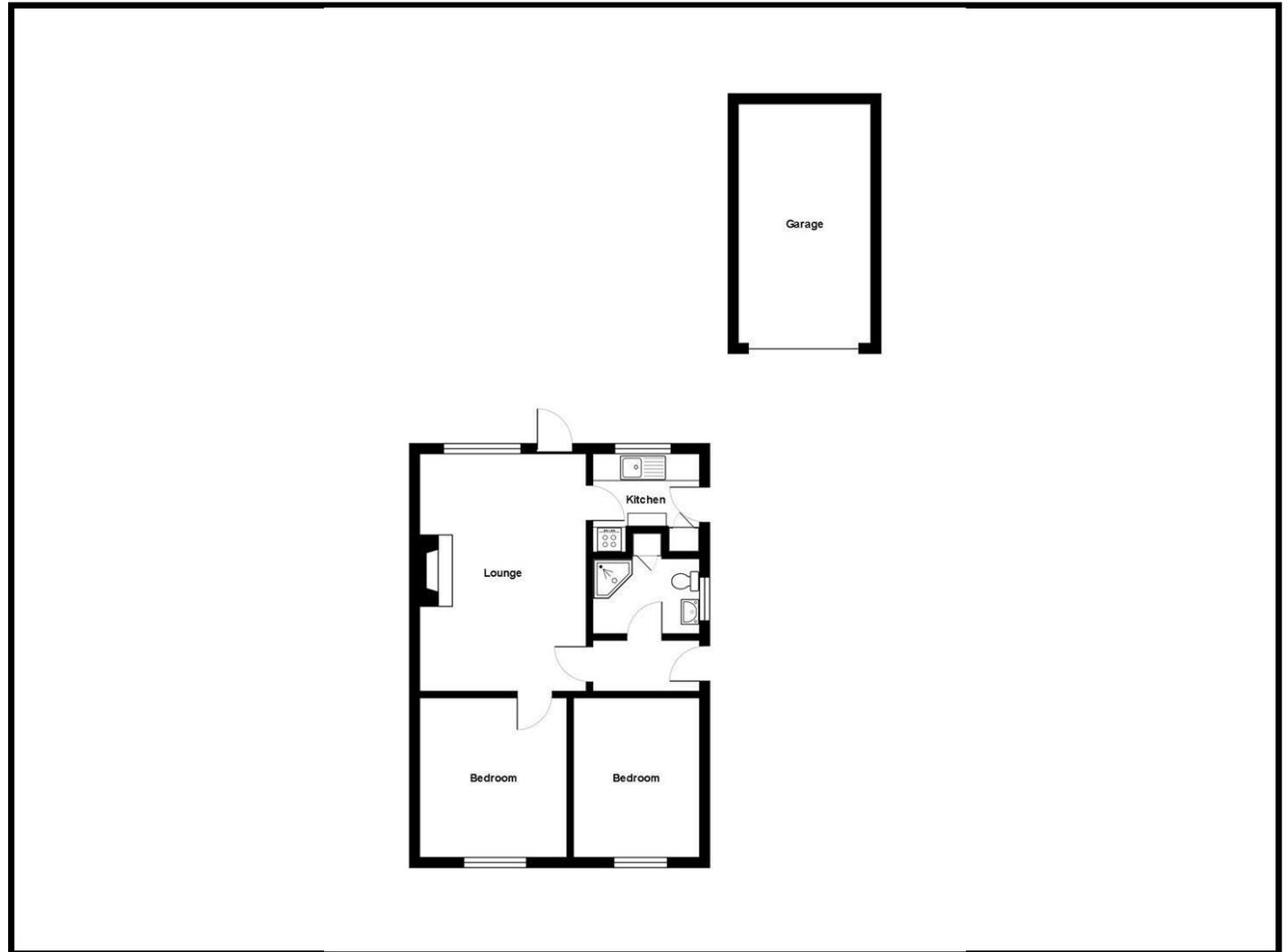
Bedroom One 3.38m x 3.10m (11'1" x 10'2")

Bedroom Two 3.38m x 2.74m (11'1" x 9')

Shower Room

Garage 4.78m x 2.34m (15'8" x 7'8")

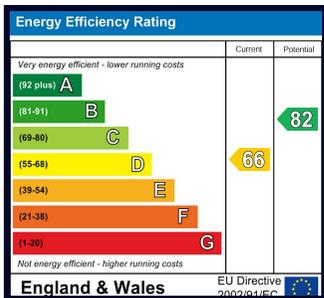
Rear Garden



## 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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