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18 Falconer Place, Leominster, HR6 8AP. No Onward Chain £179,950

**18 Falconer Place
Leominster
HR6 8AP**

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PROPERTY FEATURES

- A Spacious End Terrace House
- 2 Good Size Bedrooms
- Lounge
- Kitchen
- Bathroom
- Lawned Garden To Front
- Good Size Rear Garden With Storeroom
- Close To Town Centre



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Situated in a quiet and tucked away cul-de-sac position and occupying a generous, corner plot position, a well presented and surprisingly spacious end of terrace house, offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, lounge with fireplace, kitchen, 2 double bedrooms, bathroom and outside a lawn garden to front, a good size garden to rear and a useful storeroom. Falconer Place is only a moments walk away from Leominster's historic Grange Park and Priory Church, also close by is Leominster's train station and town centre with a variety of shops, supermarkets, cafes and restaurants.

Details of 18 Falconer Place, Leominster are as follows:

A canopy porch and UPVC double glazed entrance door opens into a reception hall with a door opening into a good size lounge. The lounge has a UPVC double glazed window to the front and a feature fireplace with an electric pebble effect fire standing on a raised hearth with mantle shelf over. From the lounge an archway leads into the kitchen. The kitchen has a range of working surfaces with an inset stainless steel sink unit, cupboards and drawers under, planned space for a fridge, planned space and plumbing for a washing machine and built into the working surface is a 4 ring stainless steel gas hob with an electric oven under and an extractor hood with light over. The kitchen also has a range of matching eye-level cupboards with corner shelving, UPVC double glazed windows to side and rear. A door opens from the kitchen into a useful storage cupboard with shelving and also housing a Worcester gas fired combination boiler heating hot water and radiators as listed. A UPVC double glazed door gives access to the rear gardens.

From the reception hall a staircase rises up

to the first floor landing having a UPVC double glazed window to the side, a door into a storage cupboard with shelving and doors off to bedroom accommodation.

Bedroom one. The good size double bedroom has a UPVC double glazed window to the front and ample room for bedroom furniture.

Bedroom two is also of a good size having a built-in wardrobe with hanging rails and shelving, an inspection hatch to roof space above and a UPVC double glazed window overlooking gardens to the rear.

From the landing a door opens into the bathroom having a modern suite to include a side panelled bath with a mains fed shower over and glass shower screen and wet walling to splashback. There is also a pedestal wash hand basin, low flush W.C, extractor fan, heated towel rail and frosted window to rear.

OUTSIDE.

The property occupies a generous corner plot position and to the front is a lawned garden and a pathway leading to the front door. The pathway continues through a secure gate to the rear garden.

REAR GARDEN.

The property enjoys a good size rear garden, which is ideal for young families and also offers great potential for further extension. The garden is laid mainly to lawn with a timber built storage shed and a slab patio seating area. A latch and lever door opens from the garden into a storeroom having power, lighting and a UPVC double glazed window. The gardens then continue to a further tucked away patio seating area with a raised border.

SERVICES.

All mains services connected gas fired central heating via a combination boiler system and double glazed windows throughout,

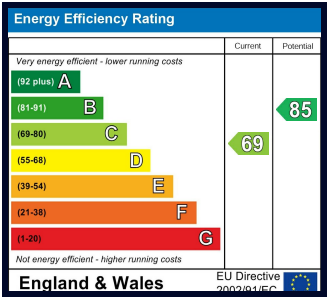
ROOMS AND SIZES

Reception Hall	
Lounge	4.72m x 3.56m (15'6" x 11'8")
Kitchen	4.50m x 1.75m (14'9" x 5'9")
Bedroom One	4.57m x 2.84m (15' x 9'4")
Bedroom Two	3.73m x 2.79m (12'3" x 9'2")
Bathroom	
Rear Garden	
Storeroom	2.03m x 1.85m (6'8" x 6'1")



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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