



JonathanWright
estate agents



36 Pump Piece, Leominster, HR6 8HR. No Onward Chain £180,000

**36 Pump Piece
Leominster
HR6 8HR**

No Onward Chain £180,000

PROPERTY FEATURES

- Mid-Terraced House
- 3 Bedrooms
- In Need of Full Renovation
- Lounge
- Sunroom
- Dining Room
- Kitchen
- Bathroom
- Driveway With Parking
- Good Size Rear Garden

To view call 01568 616666



JonathanWright
estate agents





An exciting opportunity to purchase family home, in need of full renovation, offering gas fired centrally heated and spacious accommodation to include a reception hall with spiral staircase, good size lounge, sunroom, dining room, kitchen, utility room, rear lobby, 3 good size bedrooms, a 4 piece bathroom and outside a driveway to front with parking for a vehicle and a good size garden to the rear ideal for young families.

Pump Piece is a well respected and mature development, close to Leominster's town centre and amenities to include good schooling, shops, supermarkets, cafes and restaurant's.

Details of 36 Pump Piece, Leominster are further described as follows:

A door gives access into an enclosed porch with a glazed panelled door opening into the reception hall. The reception hall has wall lighting, a window to the front and a glazed panelled door opening into the lounge.

The good size lounge has a chimney breast with an opening fire a fireplace, a UPVC double glazed window to front and double opening doors giving access to a sunroom.

The sunroom has windows overlooking the rear garden and a door giving access to the rear.

From the reception hall a door gives access into the dining room. The good size dining room has ample room for a family size dining table, exposed ceiling timbers and an archway leading into the kitchen.

The kitchen has a wooden working surface with an inset sink unit with cupboards and drawers under, also space for further appliances and built-in shelving with cupboards under and over. The kitchen also has a roof light, window overlooking the rear garden and a door into a rear lobby.

The rear lobby has a window to rear, power points and a door giving access to the rear garden.

From the dining room a door gives access into a utility room having built-in shelving, power and a door to the front.

From the reception hall a spiral staircase leads

up to the first floor landing, having a UPVC double glazed window to front, inspection hatch to the loft space above and doors off to the bedroom accommodation.

Bedroom one has a window to rear, overlooking rear gardens and ample room for bedroom furniture.

Bedroom two is a good size double bedroom having a secondary glazed window to rear.

Bedroom three has a UPVC double glazed window to front and situated in the bedroom is a modern Worcester combination boil heating hot water and radiators as listed.

Off the landing a door opens into a good size bathroom.

The bathroom has a 4 piece suite to include a shower cubicle with an electric shower over, a side panelled bath, wash hand basin with vanity unit under and a low flush W.C. There is also tiled splashbacks and a UPVC double glazed window to front.

OUTSIDE.

The property is situated in a mature residential position and has gated access to the front onto a driveway with parking for a vehicle and a shrub garden .

REAR GARDEN.

A feature of the property is the good size rear garden, ideal for young families. The garden has a crazy paved patio seating area with an outside cold water tap, flowerbeds, a patio seating area, gravelled gardens and to the rear of the garden is a timber built storage shed. The garden offers great potential for further extension of the property.

SERVICES.

The property has all mains services connected and gas fired central heating via a Worcester gas fired combination boiler system.

ROOMS AND SIZES

Reception Hall

Lounge 5.59m x 3.15m (18'4" x 10'4")

Sunroom 2.84m x 2.31m (9'4" x 7'7")

Dining Room 4.62m x 2.97m (15'2" x 9'9")

Kitchen 2.59m x 2.36m (8'6" x 7'9")

Rear Lobby 2.24m x 1.98m (7'4" x 6'6")

Utility Room 2.46m x 2.18m (8'1" x 7'2")

Bedroom One 4.27m x 2.79m (14' x 9'2")

Bedroom Two 3.58m x 2.87m (11'9" x 9'5")

Bedroom Three 3.10m x 2.67m (10'2" x 8'9")

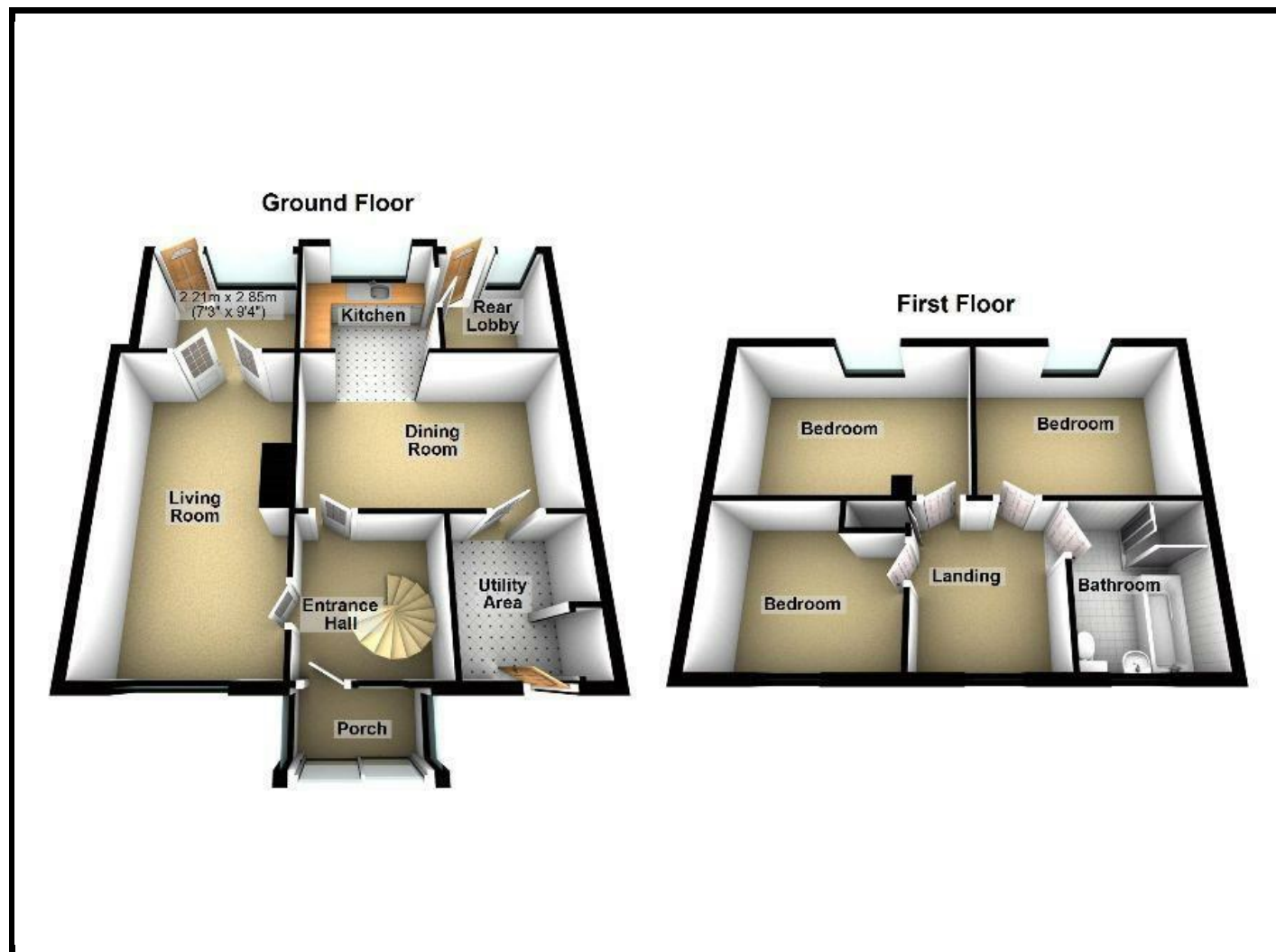
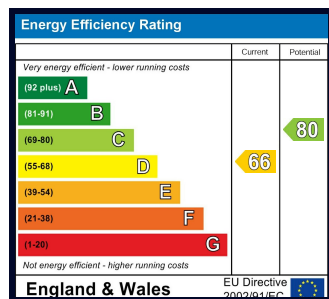
Bathroom 2.59m x 2.18m (8'6" x 7'2")

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.

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.