



**JonathanWright**  
estate agents



**36 Mappenors Lane, Leominster, HR6 8TG. £200,000**

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HR6 8TG**

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### **PROPERTY FEATURES**

- **Mid-Terraced House**
- **2 Bedrooms**
- **Lounge/Dining Room**
- **Fitted Kitchen**
- **Bathroom**
- **Driveway To Front**
- **Good Size Rear Garden**
- **Gas Central Heating**
- **Close To Town Centre**



**To view call 01568 616666**



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A most attractive modern Mock Tudor terraced house offering accommodation to include double glazed and gas fired central heating having a reception hall, large lounge/dining room, fitted kitchen with appliances, 2 good size bedrooms, modern bathroom and outside a private drive to front, large garden to rear with lawns and timber decking and all within a few moments walking distance of Leominster's town centre and amenities. An internal inspection is recommended of this smart property and viewing is strictly by prior appointment with the selling agents. Details of 36 Mappenors Lane, Leominster are further described as follows:

The property is an extended middle-terraced house of brick and part Mock Tudor elevations under a tiled roof. A canopy porch gives access under and through an entrance door into a reception hall, having lighting, panelled radiator and a door into a boiler cupboard housing the gas fired boiler heating hot water and radiators. A door from the reception hall opening into a large lounge/dining room. The lounge/dining room has 2 panelled radiators, light, ceiling downlighters, wall mounted electric fire, plenty of power points and double opening, double glazed doors opening into the garden. From the reception hall an archway gives access into the kitchen. The modern fitted kitchen has an inset one and a half bowl, single drainer sink unit, working surfaces and base units under of cupboards and drawers. There is an inset 4 ring ceramic electric hob, splashback, extractor hood with light

over and in a tall housing unit is a fan assisted electric oven with grill and cupboard space over and under. There is a built-in fridge/freezer, space and plumbing for a washing machine, eye-level cupboards and a double glazed window to front. From the lounge/dining room a staircase rises and turns up to the first floor landing with doors off to bedrooms. Bedroom one has a window to front, ceiling light and a panelled radiator. Bedroom two. (The smaller measurement is taken to front of a floor to ceiling large wardrobe fitment). Bedroom two has a double glazed window to rear with far reaching rural views, lighting and power points. The bathroom has a modern suite of a panelled bath, mixer tap, shower attachment over and a pedestal wash hand basin. The bathroom has a low flush W.C, tiled splashbacks, downlighters, extractor fan, vertical heated towel rail/radiator and an opaque double glazed window to front.

#### OUTSIDE.

The property is approached to the front across its own private drive with parking for a motor vehicle and a slab pathway leading to the front door.

#### REAR GARDEN.

The good size garden has a timber deck patio area, lawned gardens, floral and shrub borders and safe and secure boundaries ideal for young families and pets.



## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 7.01m x 4.11m (23' x 13'6")

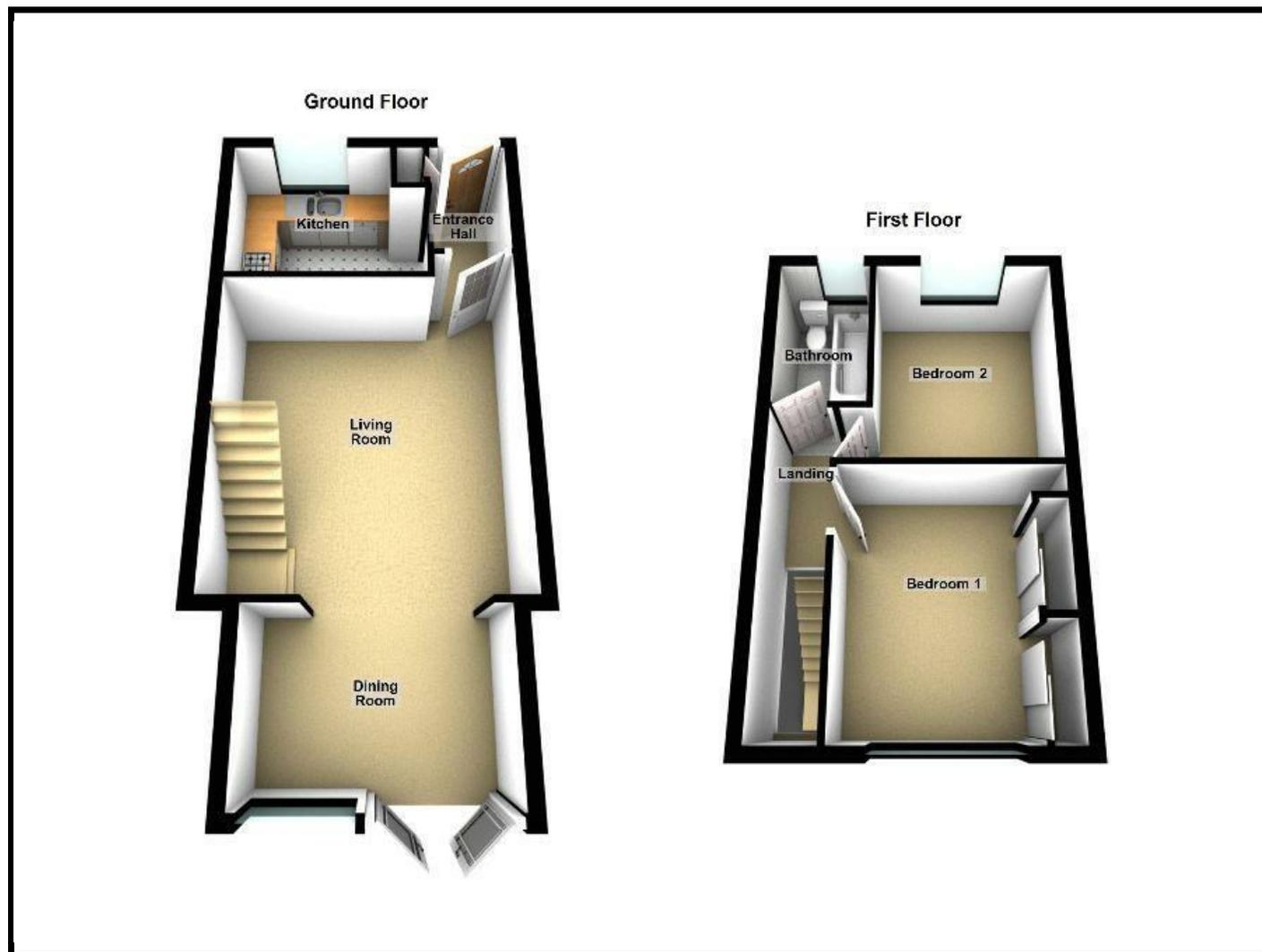
Kitchen 2.34m x 2.26m (7'8" x 7'5")

Bedroom One 3.18m x 2.62m (10'5" x 8'7")

Bedroom Two 3.58m x 2.26m (11'9" x 7'5")

Bathroom

Rear Garden



## PROPERTY INFORMATION

Council Tax Band - B

Property Tenure -

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81

England & Wales EU Directive 2002/91/EC

### 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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