



29 Silurian Close, Leominster, HR6 8SU. £170,000

**29 Silurian Close
Leominster
HR6 8SU**

£170,000

PROPERTY FEATURES

- **End Terraced Bungalow**
- **2 Bedrooms**
- **Lounge/Dining Room**
- **Fitted Kitchen**
- **Shower Room**
- **Garage**
- **Garden**
- **Parking**
- **Close To Town Centre**



To view call 01568 616666



JonathanWright
estate agents



A modernised end-terraced bungalow in a tucked away position overlooking playing fields of the Earl Of Mortimer School and offering double glazed and gas fired centrally heated living accommodation having a reception hall, lounge/dining room, fitted kitchen with appliances, 2 good size bedrooms, one with built-in wardrobes, newly fitted shower room/W.C, and outside easily maintained patio gardens, 2 garden sheds and a covered courtyard.

The bungalow is within a few moments walking distance of the school, leisure centre, swimming pool and town centre and an internal inspection is recommended by the selling agents. Details of 29 Silurian Close, Leominster are as follows:

The property is an end terraced bungalow of only three properties and is of brick construction under a tiled roof.

A double glazed entrance door opens into the reception hall, having a door opening into the airing cupboard, having shelving and from the hallway a glazed panelled door opens into an L shaped lounge/dining room.

The lounge/dining room having a panelled radiator, lighting, power points, window to rear and a sliding patio door to rear.

From the lounge/dining room, open plan into a smart and well fitted kitchen. The kitchen has an inset, stainless steel single drainer sink unit, working surfaces and base units under of cupboards and drawers. In a tall housing unit is a Bosch fan assisted oven with grill, cupboard space over and under, an inset 4 ring Zanussi induction hob and an extractor hood over. There is room for an upright fridge/freezer, space and plumbing for an automatic washing machine, eye-level cupboards, a window overlooking playing fields to front and a wall mounted Worcester gas fired combination boiler heating hot water and radiators.

From the reception hall a door opens into bedroom one.

Bedroom one. (The measurement is taken to the front of a floor to ceiling, built-in mirrored, double wardrobe). There is a ceiling light,

power points, panelled radiator and a window to rear.

Bedroom two has a panelled radiator, ceiling light, power points and a window to rear.

From the lounge/dining room a sliding door opens into a covered courtyard, giving access to a substantial garden shed/workshop having power and lighting. There is also plenty of room in the covered courtyard for additional appliances.

A door from the courtyard opens to give access across a small walkway with a gate opening to a rear path with pedestrian access into the bungalow.

From the reception hall a door opens into a modern shower room having an enclosed shower cubicle, wet board panelling, shower with a hand shower and rain shower over, being direct from the hot water system. There is a vanity wash hand basin, enclosed low flush W.C, vertical heated towel rail/radiator, ceiling light, ceiling fan and an opaque double glazed window to front.

OUTSIDE.

The bungalow is situated in a tucked away position and is only one of only three bungalows in the terrace.

GARDEN.

The garden to the front has a flagged patio area, gravelled gardens, garden shed, outside cold water tap and pleasant views across the Earl Of Mortimer playing fields.

GARAGE.

The bungalow has private parking and a single garage within a few moments walking distance of the garden.

SERVICES.

All mains services are connected, gas fired central heating and telephone to BT regulations



ROOMS AND SIZES

Reception Hall

Lounge/Dining Room

5.23m x 4.27m'1.52m (17'2" x 14"5")

Kitchen

2.13m x 2.08m (7' x 6'10")

Bedroom One

3.61m x 2.54m (11'10" x 8'4")

Bedroom Two

3.40m x 2.24m (11'2" x 7'4")

Shower Room

Gardens



PROPERTY INFORMATION

Council Tax Band - A

Property Tenure - Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
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.

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.