



JonathanWright
estate agents



40 Buckfield Road, Leominster, HR6 8SF. £375,000

**40 Buckfield Road
Leominster
HR6 8SF**

£375,000

PROPERTY FEATURES

- **Detached Bungalow**
- **3 Bedrooms**
- **Lounge/Dining Room**
- **Fitted Kitchen**
- **Conservatory**
- **Cloakroom/W.C.**
- **Shower Room**
- **Detached Garage**
- **Parking For Vehicles**
- **Gardens To Front And Rear**



To view call 01568 616666



JonathanWright
estate agents



A modern and detached bungalow standing on a good sized corner plot, offering double glazed and gas fired centrally heated accommodation having a porch, reception hall, lounge/dining room, fitted kitchen with appliances rear conservatory, 3 bedrooms, shower room, separate W.C/cloakroom and outside a brick paved drive with parking for several vehicles, large detached single garage, pleasant gardens surrounding the bungalow which is situated on popular Buckfield Road development. There is a regular Hopper Bus service to Leominster's town centre amenities, and supermarkets. Nearby is plenty of walking on Linea Parkland. The full particulars of 40 Buckfield Road, Leominster are further described as follows:

The property is a detached modern bungalow of brick construction under a tiled roof. A double glazed entrance door opens into an enclosed porch with a double glazed door opening into an L shaped reception hall. The reception hall has 2 ceiling lights, smoke alarm, moulded cornice, panelled radiator, lighting, power, an inspection hatch to the roof space above and glazed panelled doors opening into the lounge/dining room. The lounge/dining room has a feature fireplace with an electric fire inset, 2 picture windows, one to front and one to side, 2 ceiling lights, moulded ceiling cornice, 2 panelled radiators, lighting and power. From the reception hall a door opens into the kitchen. The modern well fitted kitchen has units to include an inset stainless steel, single drainer sink unit and working surfaces with base units under of cupboards and drawers. There is a built-in 4 ring electric hob, fan assisted electric oven with grill under and an extractor hood with light over. The kitchen has a slim-line integral dish washer, built-in washing machine and also a built-in fridge and freezer. There is tiling to splashbacks, full range of matching eye-level cupboards over, ceramic tiled floor, ceiling downlighters, window to rear and a glazed panelled door opening into the conservatory. The conservatory is UPVC double glazed with a raised polycarbonate roof, opening windows, ceramic tiled flooring, panelled radiator, lighting and power points. Double opening, double glazed doors open into the rear gardens. From the reception hall a door opens into a cloakroom/W.C, having a low flush W.C, wash hand basin and a double glazed window to front. Along the inner hallway a door opens into an airing

cupboard housing a Factory insulated hot water cylinder, immersion heater and timer. Doors lead off to bedrooms. Bedroom one has a double glazed window to front, panelled radiator, lighting and power. Bedroom two has a double glazed window to rear, panelled radiator, lighting and power. Bedroom three has a double glazed window to front, panelled radiator, lighting and power. From the reception hall a door leads through into the shower room. The shower room has a large easy walk-in shower, wet board panelling, safety hand rail, low flush W.C, wash hand basin, vertical heated towel rail/radiator, ceiling downlighters, extractor fan and an opaque window to rear.

OUTSIDE.

The property is approached to the front across a splayed, brick paved driveway with parking for several motor vehicles. The bungalow stands in a good size corner plot, having a lawned garden, well planted borders with young plants, trees and shrubs. Adjoining the bungalow in a detached single garage.

GARAGE.

There is electric up and over front door, a double glazed window to side, power lighting and a double glazed door opening into the rear gardens.

REAR GARDEN.

Having a flagged patio area, lawned garden, floral and shrub borders, timber built garden store and an outside cold water tap. There is pathway leading across to the rear having access through a side wrought iron gate back to the front of the bungalow.

SERVICES.

All mains services are connected and gas fired central heating. Heating is via a Baxi gas boiler housed in the kitchen.

ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 6.96m x 3.81m (22'10" x 12'6")

Kitchen 3.10m x 2.87m (10'2" x 9'5")

Conservatory 3.78m x 2.90m (12'5" x 9'6")

Cloakroom/W.C.

Bedroom One 4.22m x 3.00m (13'10" x 9'10")

Bedroom Two 4.01m x 2.79m (13'2" x 9'2")

Bedroom Three 3.20m x 2.49m (10'6" x 8'2")

Shower Room

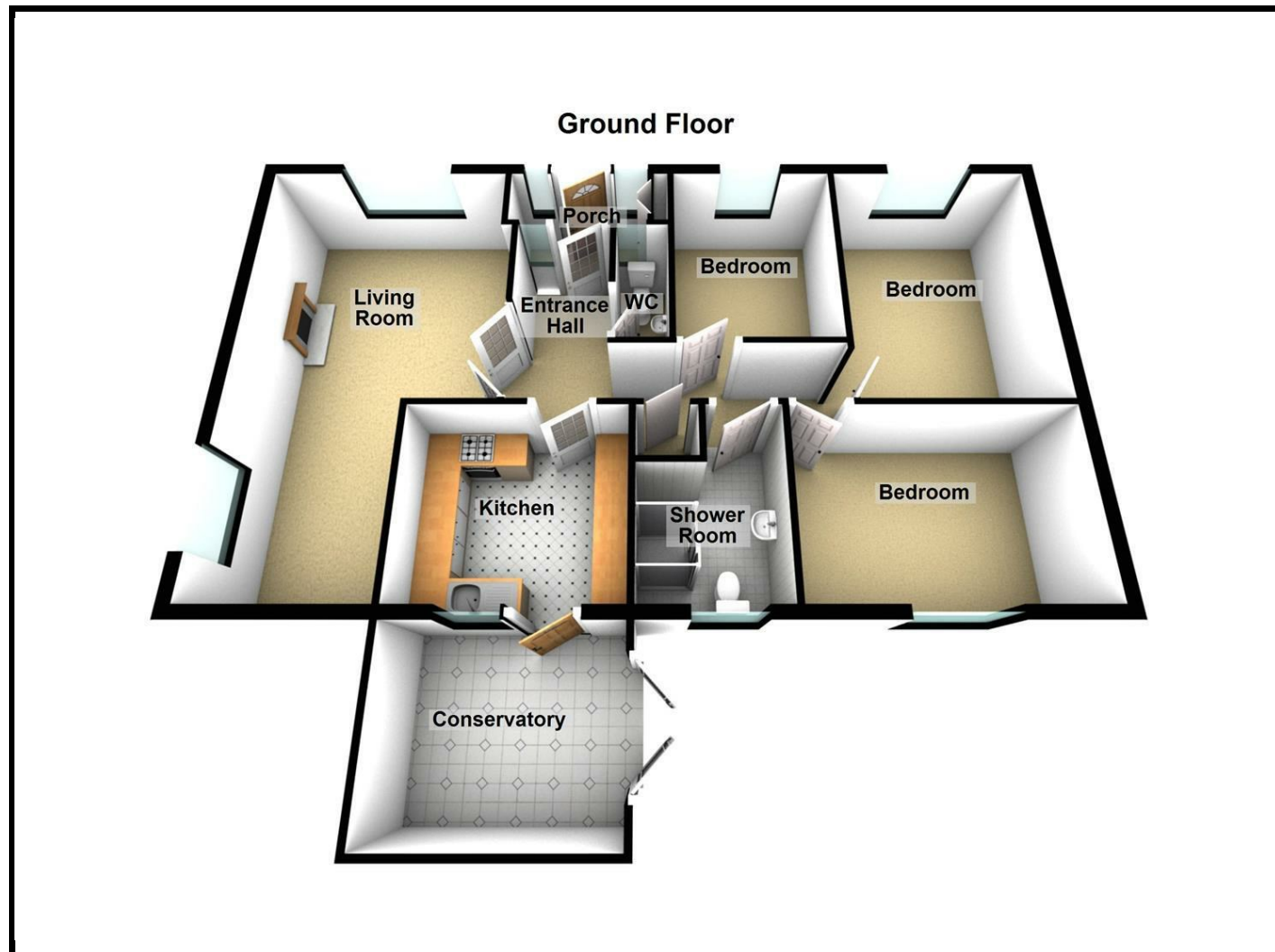
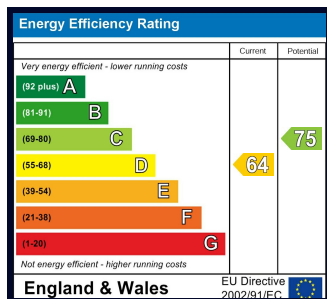
Garage 6.05m x 3.15m (19'10" x 10'4")

Rear Garden

PROPERTY INFORMATION

Council Tax Band - D

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.