



JonathanWright
estate agents



14 Cornhill Road, Leominster, Herefordshire HR6 9AF. No Onward Chain £395,000

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Leominster
Herefordshire
HR6 9AF**

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PROPERTY FEATURES

- **Detached Bungalow**
- **4 Bedrooms**
- **Cloakroom/W.C.**
- **Open Plan Living**
- **Lounge/Breakfast/Dining Room/Kitchen Area**
- **Separate Annex**
- **Bed/Sitting Room**
- **Kitchen**
- **Shower Room**
- **Secure Rear Garden & Parking**

To view call 01568 616666



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A large detached modern bungalow situated on the western edge of the market town of Leominster offering gas fired central heated and double glazed living accommodation having a reception hall, open plan lounge/dining room/kitchen with a modern fitted kitchen, 4 bedrooms, full size bathroom/shower room, adjoining annex, having a bed/sitting room kitchen and shower room, large gardens to front, good sized garden to rear being safe, secure and enclosed.

The full particulars of 14 Cornhill Road, Leominster are further described as follows:

The property is a detached bungalow.

A patio door opens into an enclosed porch having a door opening into an L shaped reception hall. The reception hall has a door opening into a cloakroom/W.C.

The cloakroom has a wash hand basin, low flush W.C. and a door opening into the open plan lounge/breakfast/dining room.

The lounge/breakfast/dining room is a lovely light room having a window to front, a window to side, a wood burning stove, laminate floor cover, 2 panelled radiators, lighting, and ceiling downlighters, The kitchen area has modern units with an inset, one and a half bowl, single drainer sink unit and working surfaces with a good range of base units under of cupboards and drawers. Inset into the working surface is a 4 ring gas hob, extractor hood with light over and a fan assisted oven with grill under. There is an integral wine cooler, spaces and plumbing for a washing machine and dishwasher, planned space for a tumble dryer and also planned space for an upright fridge/freezer. The kitchen has ceiling downlighters, smoke alarm, laminate flooring, window to side, vertical radiator and a door opening back into the reception hall.

From the reception hall doors lead off to the bedroom accommodation.

Bedroom one has a double glazed window to rear, panelled radiator, lighting and power.

Bedroom two has a double glazed window to side, panelled radiator and double opening, double glazed doors to the rear.

Bedroom three has a window to side, panelled radiator and ceiling downlighters.

Bedroom four has a window to side, panelled radiator and ceiling downlighters.

From the reception hall a door opens into the bath/shower room having a full suite of a panelled bath, mixer tap over, low flush W.C, built-in vanity

wash hand basin and a corner shower cubicle, wet board panelling, rain shower over and hand shower. The bath/shower room has a window to side, ceiling downlighters.

From the reception hall a door opens into the airing cupboard having a Worcester gas fire combination boiler heating hot water and radiators throughout.

OUTSIDE.

The property is approached to the front having double opening wrought iron gates giving access across a brick paved driveway. To the side is wrought iron fencing and a brick paved pathway leading to the side of the bungalow. Opening gates give access across a brick paved driveway to the front entrance door, providing an additional parking space on the second drive.

There is lawned gardens to front, flagged patio seating area and access to the annex.

The annex is of brick construction and adjoins the bungalow having accommodation to include a double glazed entrance door opening into the kitchen.

The kitchen is fitted with a single sink unit, working surfaces, cupboards under, ceramic hob, oven with extractor hood over, space for appliances, eye-level cupboards, downlighters and door opening into the bed/sitting room.

The bed/Sitting room has ceiling downlighters, panelled radiator, 2 double glazed windows to rear and double opening French doors into the garden. From the kitchen in the annex a door opens into a shower room having an electric shower, tiling, pedestal wash hand basin, low flush W.C and an opaque glazed window to front.

REAR GARDEN.

The easily maintained rear garden is laid to concrete bases with good panelled fencing to both sides and rear. There is a garden shed, also a steel structure of a purpose built garden workshop that would provide additional secure space.

SERVICES.

All mains services are connected and gas fired central heating.

ROOMS AND SIZES

Reception Hall

Cloakroom/W.C.

Lounge/Breakfast/Dining Room

6.93m x 3.89m (22'9" x 12'9")

Kitchen Area

4.45m x 2.67m (14'7" x 8'9")

Bedroom One

4.09m x 3.05m (13'5" x 10')

Bedroom Two

4.17m x 2.74m (13'8" x 9')

Bedroom Three

3.12m x 2.36m (10'3" x 7'9")

Bedroom Four

3.15m x 2.36m (10'4" x 7'9")

Annex

Kitchen

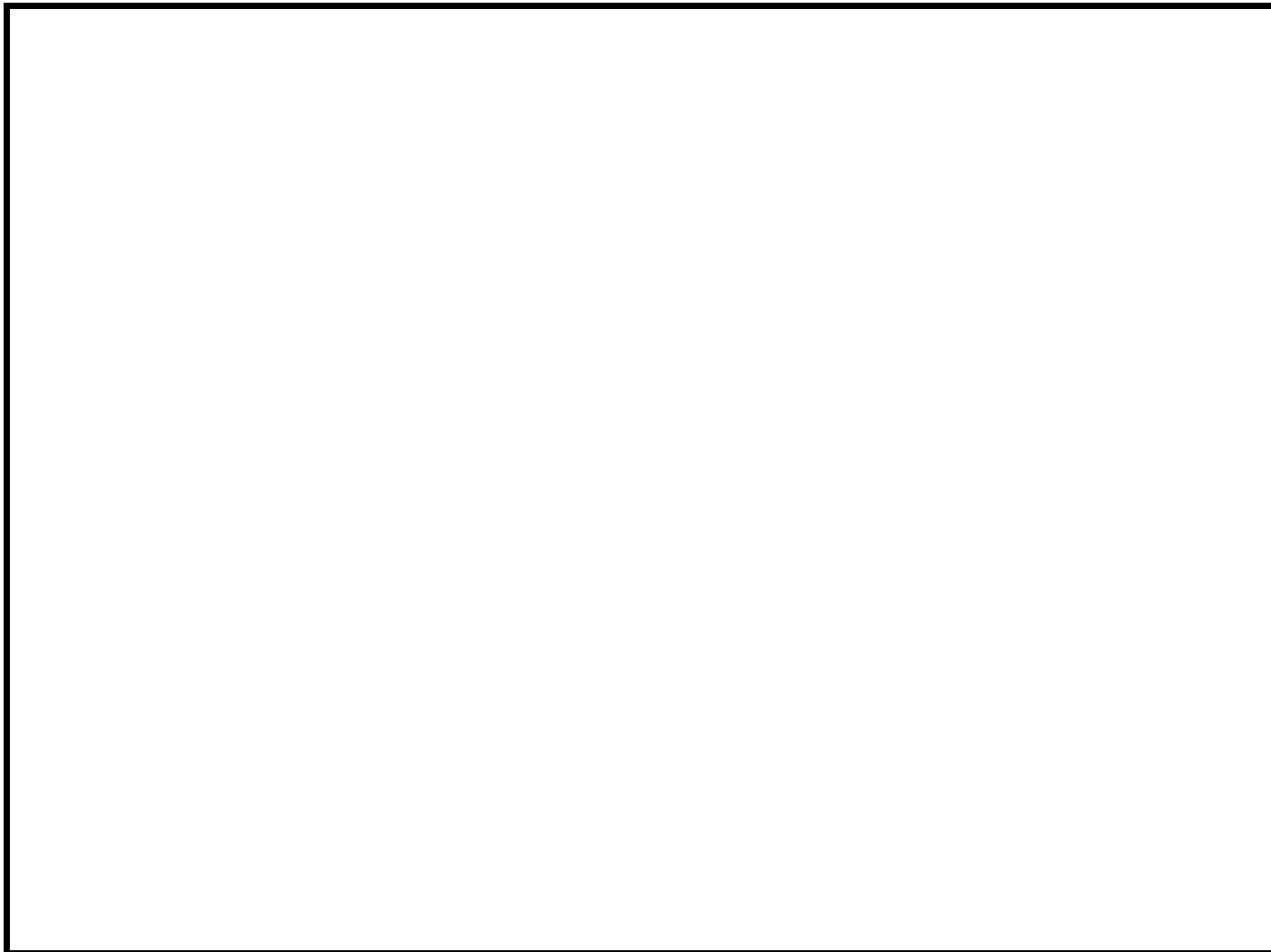
3.00m x 3.00m (9'10" x 9'10")

Bed/Sitting Room

4.45m x 3.18m (14'7" x 10'5")

Shower Room

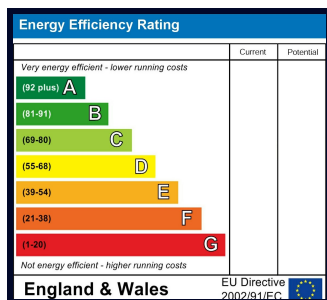
Rear Garden



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.

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