



14 Westgate, Leominster, Hereforshire HR6 8SA. £255,000

**14 Westgate
Leominster
Herefordshire
HR6 8SA**

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PROPERTY FEATURES

- **Detached House**
- **3 Bedrooms**
- **Lounge**
- **Dining Room**
- **Consrvatory**
- **Fitted Kitchen**
- **Ground Floor Cloakroom/W.C.**
- **Utility Room**
- **Shower Room**
- **Gardens To Front And Rear. Parking For Vehicles**

To view call 01568 616666



JonathanWright
estate agents





Standing in a pleasant position on the western side of Leominster, a detached house offering double glazed and gas fired centrally heated living accommodation having a porch, reception hall, lounge, separate dining room, rear conservatory, fitted kitchen with appliances, ground floor cloakroom/W.C, utility room, 3 first floor bedrooms, shower room, private driveway with parking to front with lawned gardens and lawn with patio gardens to rear.

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

The property is a detached house of brick and part hung elevations under a tiled roof.

A double glazed entrance door opens into an enclosed porch having lighting and a door opening into the reception hall.

The reception hall has lighting, power, panelled radiator and a door opening into the lounge.

The lounge has a window to front, panelled radiator, lighting, power, wall lighting and an archway leading through into the dining room.

The dining room has lighting, power, panelled radiator and a door opening into a rear conservatory.

The conservatory is UPVC double glazed with opening windows, lighting and power.

From the dining room a door opens into the kitchen.

The kitchen has an inset stainless steel, single drainer sink unit, working surfaces to either side with base units of cupboards and drawers. There is an inset 4 ring gas hob, built-in fan assisted electric oven with grill, extractor hood with light over, cupboard space over and under, space and plumbing for a washing machine, tiled splashbacks and eye-level cupboards. The kitchen has spotlighting and lighting, power points, window to rear, room for an upright fridge/freezer and a panelled radiator.

A door from the kitchen opens into a ground floor cloakroom/W.C, having a low flush W.C. and a wash hand basin.

From the reception hall a staircase rises up to the first floor landing having an inspection hatch to the space, panelled radiator and doors

off to bedrooms.

Bedroom one has 2 windows to front with pleasant outlook, panelled radiator, lighting and built-in floor to ceiling wardrobes on 2 walls.

Bedroom two has a window to rear, panelled radiator and lighting.

Bedroom three has a window to rear, panelled radiator, lighting and a built-in cupboard.

From the landing a door opens into the shower room having an easy walk-in shower, bidet, low flush W.C, wash hand basin, ceramic tiling to ceiling height throughout, including a window sill with an opaque double glazed window to side. There is also a vertical heated towel rail/radiator and a panelled radiator. To the side of the shower room is a door opening into an airing cupboards with shelving.

OUTSIDE.

The property which occupies a corner position having a drive with parking for motor vehicles, lawned garden to front and a covered porch giving access under into a useful utility room.

UTILITY ROOM.

Having power, lighting and an opening door giving access into the rear garden.

REAR GARDEN.

The garden has a flagged patio area, low retaining walls and steps up to a raised second patio area. There is a small lawned garden, panel fencing to both sides and to rear boundary, outside lighting and a cold water tap.

SERVICES.

All mains services are connected.



ROOMS AND SIZES

Reception Hall

Lounge 4.75m x 3.45m (15'7" x 11'4")

Dining Room 3.81m x 2.24m (12'6" x 7'4")

Conservatory

Kitchen 3.48m x 2.06m (11'5" x 6'9")

Ground Floor Cloakroom/W.C.

Bedroom One 3.10m x 2.64m (10'2" x 8'8")

Bedroom Two 3.66m x 2.34m (12' x 7'8")

Bedroom three 2.74m x 2.01m (9' x 6'7")

Shower Room

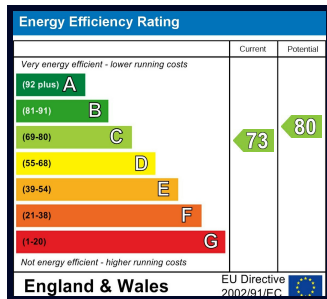
Utility Room 4.98m x 2.29m (16'4" x 7'6")

Rear Garden

PROPERTY INFORMATION

Council Tax Band - C

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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