



JonathanWright  
estate agents



**11c Hereford Road, Leominster, HR6 8JS. £285,000**

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## PROPERTY FEATURES

- Three Storey Town House
- 3 Good Size Bedrooms
- Dining Room with Stove
- Sitting Room with Fireplace
- Kitchen/Breakfast Room
- Separate Utility Room
- Cellar
- Family Bathroom
- Parking
- Good Size Gardens with Workshop

To view call 01568 616666



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A character three storey town house offering gas fired centrally heated accommodation to include a reception hall, sitting room with stove, an attractive dining room, kitchen, utility room, a useful cellar, 3 good size bedrooms, a spacious bathroom and outside a driveway to front with parking for vehicles and an attractive and good sized gardens to the rear with a substantial workshop and storage sheds. The property is situated on the southern edge of Leominster's town and close by are good schools. Leominster's town centre is only a short walk away offering a range of amenities to include shops, supermarkets, cafes, restaurants and a train station. Details of 11c Hereford Road, Leominster are further described as follows:

A canopy porch with a composite entrance door opens into a reception hall having a door leading into the dining room.

The dining room has a feature fireplace with a stove standing on a raised hearth with an original fire surround and mantle shelf over. There are storage built-in cupboards to either side of the chimney breast, a double glazed sash window to the front and exposed floorboards.

From the reception hall a door opens into the sitting room.

The attractive sitting room has a feature fireplace with an inset multi fuel stove with a brick surround and mantle shelf over. There is a sash window to the rear and exposed floorboards.

From the sitting room a door opens into the kitchen/breakfast room having working surfaces, with base units of cupboards, drawers and shelving under. There is a planned space for a gas cooker with an extractor hood with light over, space and plumbing for dishwasher, space for a fridge, eye-level cupboards, a double glazed window overlooking the attractive gardens, sash window to the side and room for a breakfast table.

A door from the kitchen/breakfast room opens into the utility room having a working surface with space and plumbing under for a washing machine, room for further appliances, eye-level cupboards, a double glazed window overlooking gardens to rear and a door giving access to the rear garden.

Form the reception hall a door opens to a staircase leading down to a cellar. The useful cellar has a good ceiling height, lighting, power, work benches with storage under and heating.

From the sitting room a door opens into a staircase leading up to the first floor landing having a ceiling

light and doors off to the first floor bedroom accommodation.

Bedroom one has an original ornamental fireplace, useful alcoves to either side of the chimney breast and a double glazed sash window to the front.

Bedroom two is also a generously sized bedroom having a double glazed sash window overlooking attractive gardens and an original ornamental fireplace.

A door from the landing opens into an under stairs storage cupboard and a door giving access to the bathroom.

The good size bathroom has a 4 piece suite to include a corner shower cubicle with glass sliding doors and a mains fed shower over, a side panelled bath, wash hand basin and a low flush W.C There is a frosted double glazed window to the rear, an inspection hatch to loft space above, a door into an airing cupboard with shelving, and a radiator and also situated in the bathroom is a modern Worcester gas fired combination boiler.

From the first floor landing a staircase rises up, with a double glazed sash window to the side leading to bedroom three.

Bedroom three. The spacious third bedroom has a Velux roof light with an attractive far reaching outlook, a substantial built-in wardrobe fitment with shelving, ample room for bedroom furniture and a hatch to the roof space above.

#### OUTSIDE.

The property is situated along Hereford Road and has a driveway to the front with parking for vehicles. A pathway leads to the side of the property with a secure gate, giving access to the rear garden.

#### REAR GARDEN.

A feature of the property is the attractive and good size rear garden, having an attractive courtyard garden with a paved patio, a sheltered seating area and a tool shed. An archway then leads to the main garden which is laid to lawn and also has a greenhouse and attractive floral borders. To he rear of the garden is a large veranda with a paved seating area, a variety of useful storage sheds and a door giving access into a substantial workshop. The workshop has work benches, lighting, power and a double glazed window. A covered pathway leads to the side of the workshop, where there is a wood-store and a compost area.

#### SERVICES.

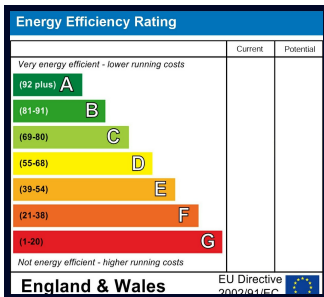
All mains services connected and gas fired central heating via a modern combination system.

## ROOMS AND SIZES

Reception Hall	
Dining Room	3.12m x 2.97m (10'3" x 9'9")
Sitting Room	4.32m x 3.28m (14'2" x 10'9")
Kitchen/Breakfast Room	3.53m x 2.44m (11'7" x 8')
Utility Room	5.11m x 1.63m (16'9" x 5'4")
Cellar	4.34m x 4.29m (14'3" x 14'1")
Bedroom One	3.45m x 2.97m (11'4" x 9'9")
Bedroom Two	3.28m x 3.10m (10'9" x 10'2")
Bathroom	3.99m x 2.36m (13'1" x 7'9")
Bedroom Three	4.09m x 3.45m (13'5" x 11'4")
Rear Garden	
Workshop	3.66m x 3.66m (12' x 12')

## PROPERTY INFORMATION

Council Tax Band - B  
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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