



**39 Hereford Road, Leominster, HR6 8JS. No Onward Chain £245,000**

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Leominster  
HR6 8JS**

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### **PROPERTY FEATURES**

- **End Of Terraced House**
- **3 Bedrooms**
- **Sitting Room**
- **Dining Room**
- **Kitchen**
- **Ground Floor Bathroom**
- **First Floor Shower Room**
- **Good Size Rear Garden**
- **Unrestricted Parking To Front**



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**JonathanWright**  
estate agents



A surprisingly spacious town house offering UPVC double glazed and gas fired centrally heated accommodation to include a sitting room, a good size dining room, kitchen, ground floor bathroom, 3 bedrooms, a shower room and outside a small garden to the front, a large garden to rear, ideal for young families and unrestricted parking to the front. The property is situated on the southern edge of Leominster town and close by are good schools. Leominster's town centre is also within walking distance offering a wealth of amenities. Details of 39 Hereford Road Leominster are further described as follows:

A UPVC double glazed entrance door opens into a sitting room.

The sitting room has a feature fireplace with a fire grate standing on a tiled hearth with fire surround and mantle shelf over. The sitting room enjoys a double aspect of UPVC double glazed windows to front and side and also has picture rail and wall lighting.

From the sitting room a door opens into an inner hallway having a ceiling light, a door into a useful and deep under stairs storage cupboard and a door leading into the dining room.

The dining room has a fireplace with an electric fire standing on a raised hearth with mantle shelf over, a UPVC double glazed window to the side, picture rail and ample room for a family size dining table.

From the dining room a door opens into the kitchen, having working surfaces with base units under of cupboards and drawers, planned space and plumbing for a washing machine, planned space for a fridge/freezer and also a planned space for an electric cooker with an extractor hood with light over. The kitchen has eye-level cupboards, shelving, a UPVC double glazed window to the rear and a door giving access to the outside.

From the kitchen a doorway leads into a rear lobby with double opening doors into a boiler cupboard housing a gas fired boiler with shelving and a door opening into a ground floor bathroom.

The bathroom has a side panelled bath, wash hand basin with vanity unit under, low flush W.C extractor fan and a frosted UPVC double glazed window to the side.

From the dining room a door opens to a staircase which rises up to the first floor landing, having a UPVC double glazed window to the side, an inspection hatch to the loft space above and doors off to bedrooms.

Bedroom one has a UPVC double glazed window to the front overlooking fields, useful alcoves to either side of a chimney breast, picture rail and ample room for bedroom furniture.

Bedroom two is also a good size bedroom, having a UPVC double glazed window to the rear and a door into an airing cupboard housing a hot water cylinder with shelving over.

A doorway off the landing leads into an inner landing with a door giving access into bedroom three.

Bedroom three has a UPVC double glazed window with an attractive outlook over gardens and access to nearby countryside and bedroom three would also make a comfortable study.

From the inner landing a door opens into a shower room having a modern suite to include a corner shower cubicle with an electric shower over, low flush W.C and a pedestal wash hand basin. The shower room has an extractor fan and a towel rail.

#### OUTSIDE.

The property is situated along Hereford Road on the southern edge on Leominster town and to the front is unrestricted parking with pedestrian gated access onto a small front garden. To the side of the property a gate gives access along a pathway leading out the rear garden.

#### REAR GARDEN.

The property enjoys a good size and secure rear garden, ideal for young families and keen gardeners. The garden includes a courtyard garden area with a door into a useful storage shed with lighting and power. The main garden is laid to lawn with deep shrub borders and a pathway leads to rear, where there is a further large garden area with a storage shed and summer house.

The neighbouring property has access across number 39, to the passageway at the side of the property.

#### SERVICES.

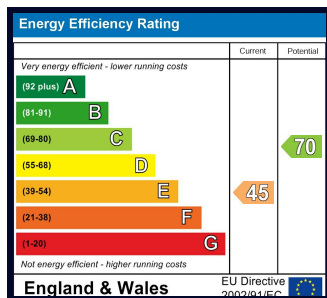
All mains services are connected and gas fired central heating.

## ROOMS AND SIZES

Siting Room	3.81m x 3.58m (12'6" x 11'9")
Dining Room	3.84m x 3.66m (12'7" x 12')
Kitchen	3.66m x 2.59m (12' x 8'6")
Ground Floor Bathroom	
Bedroom One	3.81m x 3.81m (12'6" x 12'6")
Bedroom Two	3.73m x 2.64m (12'3" x 8'8")
Bedroom Three	2.59m x 2.03m (8'6" x 6'8")
Shower Room	
Rear Garden	

## 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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