



JonathanWright
estate agents



30 Middlemarsh, Leominster, HR6 8UR. No Onward Chain £180,000

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Leominster
HR6 8UR**

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PROPERTY FEATURES

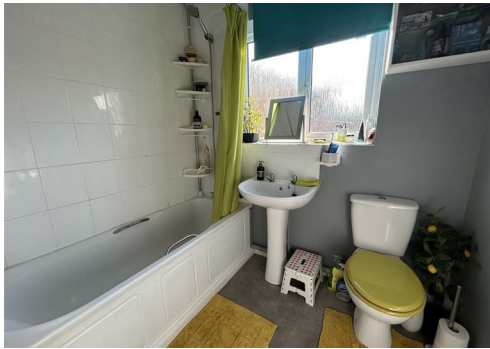
- End Terrace House
- 2 Good Size Bedrooms
- Lounge/Dining Room
- Fitted Kitchen
- Family Bathroom
- Driveway With Parking
- Secure Rear Garden
- Close To Sports Fields And Leisure Centre



To view call 01568 616666



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A modern and attractive end terrace house situated on the northern side of Leominster, with well presented living accommodation offering double glazed and gas fired central heating, a canopy porch, reception hall, lounge/dining room, modern kitchen, 2 good size bedrooms, both with built-in wardrobes, modern bathroom with shower over and outside a small garden to front, tarmacadam driveway to side with parking for 2 vehicles, good size gardens to the rear with patio and lawn.

The property is offered for sale with no-ongoing chain and viewing is prior appointment with the selling agents.

Details of 30 Middlemarsh, Leominster are described as follows:

The property is an end terrace house of only three and is of brick construction under a tiled roof.

A canopy porch with a double glazed entrance door opens into a reception hall, having a panelled radiator, lighting, power and a door opening into the lounge/dining room. The lounge/dining room has 2 ceiling lights, dado rail, panelled radiator, power points, TV aerial point, double glazed window to side and double glazed door opening into the rear garden. In the lounge/dining room a door opens into a useful under stairs storage cupboard.

From the reception hall a door opens into the kitchen. The modern kitchen has units to include an inset stainless steel, one and a half bowl, single drainer sink unit and base units under of cupboards and drawers. There are working surfaces, planned space for a cooker, space and plumbing for a washing machine, planned space for an upright fridge/freezer, ceramic tiled splashbacks, including a window sill and a double glazed window to front. The kitchen has matching eye-level cupboards, kitchen floor covering, lighting and a wall mounted gas fired boiler heating hot water and radiators.

From the reception hall a staircase rises up to the first floor landing, having a ceiling light, smoke alarm, inspection hatch to the roof

space and door off to bedrooms.

Bedroom one. (The measurement is taken to the front of a built-in large wardrobe fitment, running wall to wall).

The bedroom has a double glazed window overlooking the garden to rear, lighting, power and a panelled radiator.

Bedroom two. (The measurement is taken to the front of a built-in wardrobe fitment). The bedroom has a double glazed window to front, panelled radiator, lighting and power.

On the landing a door opens into the bathroom, having a modern suite in white, panelled bath with hand grips, mixer tap with shower attachment over and ceramic tiling to ceiling height. To the side is a pedestal wash hand basin, low flush W.C, vertical heated towel rail/radiator, extractor fan, ceiling light and an opaque double glazed window to side.

On the landing a door opens into an airing cupboard with shelving.

OUTSIDE.

The property is approached to the front having a small lawned garden, flagged pathway to the front door and to the side is a tarmacadam driveway giving parking for motor vehicles. There is also a gate to the rear of the drive opening into the rear garden.

REAR GARDEN.

The good sized rear garden has a patio area, with the main garden being laid to lawn and secure boundaries to sides and rear There is also a timber built garden shed and access back onto the drive to the side.

AGENTS NOTE.

The boiler is Hydrogen ready.

SERVICES.

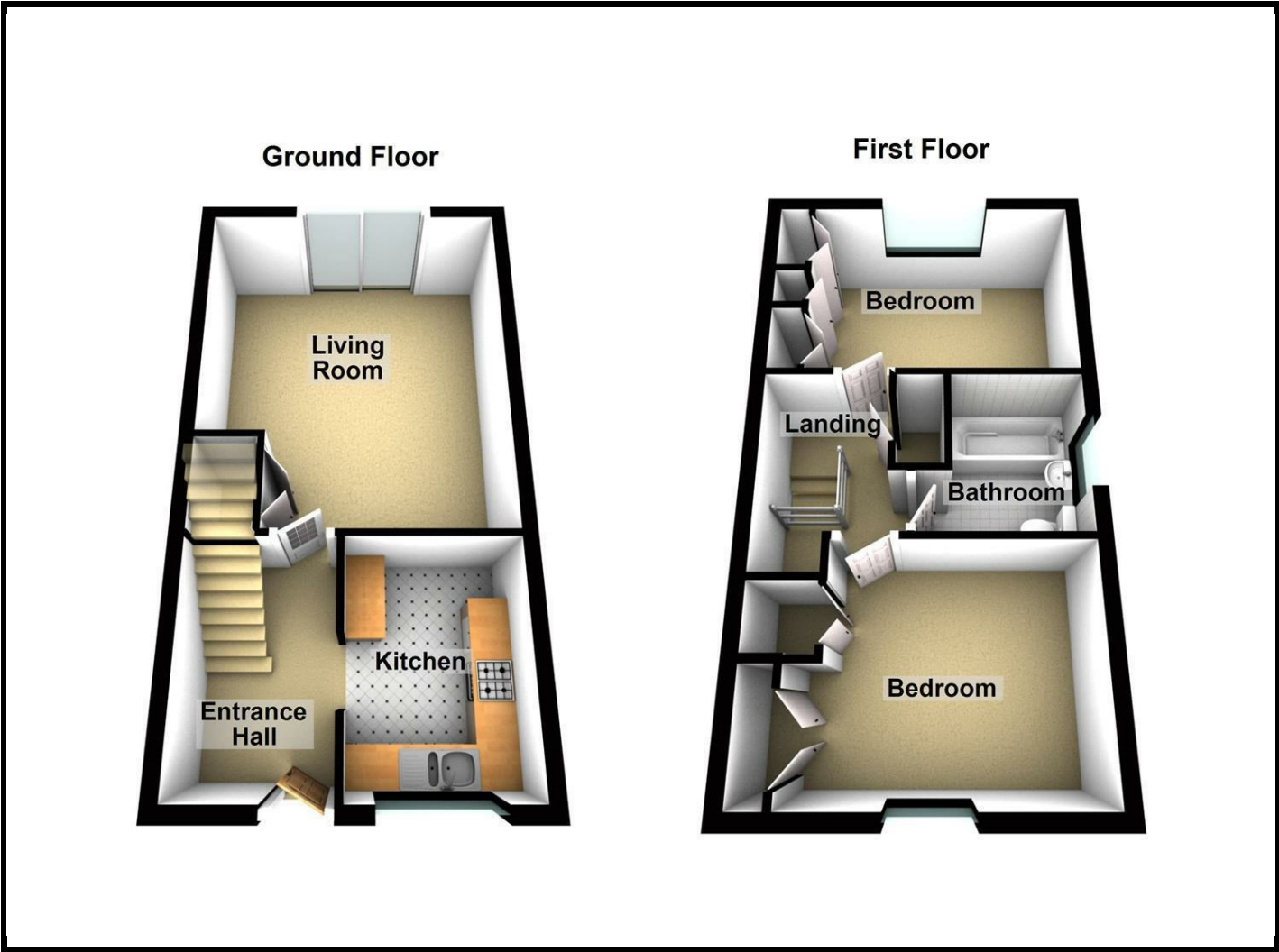
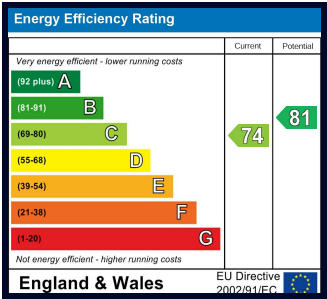
All mains services are connected.

ROOMS AND SIZES

Reception Hall	
Lounge/Dining Room	4.88m x 4.11m (16' x 13'6")
Kitchen	2.92m x 2.39m (9'7" x 7'10")
Bedroom One	3.51m x 2.64m (11'6" x 8'8")
Bedroom Two	3.51m x 2.92m (11'6" x 9'7")
Bathroom	
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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