



**JonathanWright**  
estate agents



**3 Sandpits, Leominster, HR6 8HS. £200,000**

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### **PROPERTY FEATURES**

- A spacious Semi-Detached House
- 3 Bedrooms
- Lounge
- Dining Room/Sitting Room
- Kitchen
- Downstairs Cloakroom Wc
- Good Size Garden
- Private Drive



**To view call 01568 616666**



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A spacious semi-detached house offering UPVC double glazed and gas fired centrally heated accommodation, to include a reception hall, lounge, sitting/dining room, kitchen, cloakroom/Wc, 3 bedrooms, bathroom and outside a garden to front, a good size garden to rear and a private drive.

The property is situated in a mature residential location, close to Leominster's town centre which offers of wide range amenities and good schools.

An entrance door opens into a reception hall having 2 windows to the front and a door opening into the lounge.

The good size lounge has a UPVC double glazed window to the front, an ornamental fireplace with an electric fire standing on a raised hearth with mantle shelf over and a double glazed sliding patio door opening out to the rear garden.

From the reception hall a door opens into the sitting/dining room. The good size room has a UPVC double glazed window to front, ample room for a family size dining table, a gas living flame and coal effect fire standing on a raised hearth and a door opening into the kitchen. The kitchen has a working surface with an inset sink unit, and a planned space for a washing machine under and the working surfaces continuing with base units of cupboards and drawers. There is a further working surface with an inset gas hob with an extractor hood with light over, an electric oven under and room for a further appliance. The kitchen has matching eye level cupboards, tiled splashbacks, a UPVC double glazed window overlooking the rear garden and room for an upright fridge/freezer.

From the kitchen a concertina door opens into a rear hallway with a door into a useful and deep storage cupboard and a door into a ground floor cloakroom/Wc, having a low flush Wc and a frosted double glazed window to the rear.

From the reception hall a staircase rises up to the first floor landing having an inspection hatch to the loft space above. There is also a recess with a UPVC double glazed window to

the rear, a door into a good size airing cupboard with fitted shelving, radiator and also housing a Worcester gas fired combination boiler heating hot water and radiators as listed. Doors from the landing lead off to bedrooms and bathroom as listed.

Bedroom One has an oriental fireplace, a UPVC double glazed window to front and a door into a wardrobe fitment with hanging rail. Bedroom two has an ornamental fireplace, a UPVC double glazed window to front and a door into a built-in wardrobe fitment.

Bedroom three has a UPVC double glazed window overlooking a rear garden and a door into a built-in wardrobe.

From the landing a door opens into the main bathroom having an easy access to bath with an electric shower over, pedestal wash hand basin, low flush Wc. There is also a frosted UPVC double glazed window to rear and a shaver socket.

#### OUTSIDE.

The property is situated in a popular and mature residential position and has unrestricted parking to the front. There is gated access for a vehicle onto a stoned driveway with parking and also to the front is pedestrian access onto a pathway leading to the main front door. The front gardens is laid to lawn and also has a deep slate chipboard border and to the front of property the patio seating area. There is access to the side of the property with a pathway leading to the rear garden.

#### REAR GARDEN.

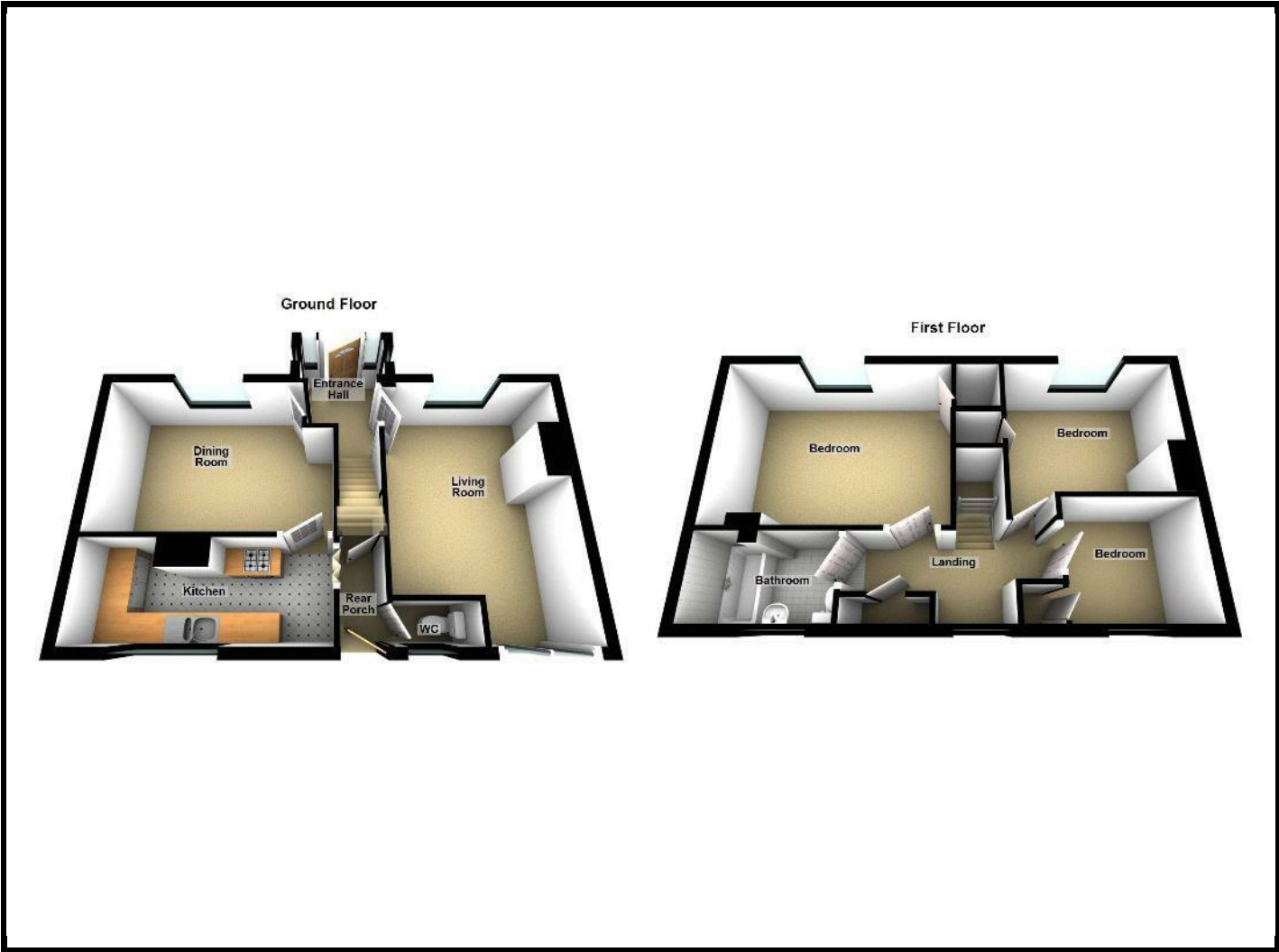
The property enjoys a good size rear garden ideal for young families and offers potential for further extension. There is a large slatted patio seating area with an outside cold water tap and the rear garden laid mainly to lawn. There are shrub borders, a pear tree and situated to the rear is a timber built storage shed.

#### SERVICES.

All mains services are connected and gas fired central heating.

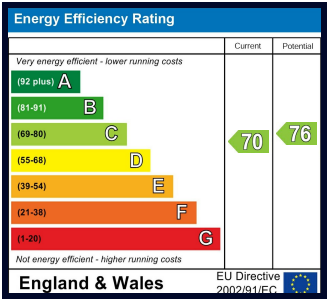
ROOMS AND SIZES

|                             |                                |
|-----------------------------|--------------------------------|
| Reception Hall              |                                |
| Lounge                      | 5.08m x 3.40m (16'8" x 11'2")  |
| Dining Room                 | 4.39m x 3.12m (14'5" x 10'3")  |
| Kitchen                     | 4.42m x 1.83m (14'6" x 6')     |
| Ground Floor Cloakroom/W.C. |                                |
| Bedroom IOne                | 4.47m x 3.63m (14'8" x 11'11") |
| Bedroom Two                 | 3.51m x 2.77m (11'6" x 9'1")   |
| Bedroom Three               | 2.49m x 2.24m (8'2" x 7'4")    |



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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