45 St. Botolphs Green, Leominster, Herefordshire HR6 8ER. £200,000

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PROPERTY FEATURES

- Detached Maisonette
- 2 Bedrooms
- Double Glazed
- Gas Fired Central Heating
- Lounge/Dining Room
- En-Suite Shower Room
- Enclosed Gardens to the Rear
- Single Garage
- Private Drive

To view call 01568 616666

JonathanWright
estate agents

An unusual opportunity to purchase a detached maisonette offering modern living on the 1st floor with gas central heating, double glazed windows to the accommodation which includes an enclosed porch, reception hall, stairs up to the first floor, lounge/dining room, fitted kitchen with appliances, 2 good size bedrooms, an en-suite/shower room, separate family size bathroom and outside a private drive with parking in front of an integral , single garage and to the rear enclosed patio gardens, all well fenced and cared for.
An internal inspection is recommended of this smart property and viewing is strictly by prior appointment with the selling agents.
Details of 45 St Botolphs Green, Leominster are further described as follows:

The property is a detached maisonette of brick construction under a tiled roof.
The accommodation is all first floor and is approached through an opening front door into an enclosed porch.
From the porch a staircase rises up to a half landing and turns passed a window to rear up into the lounge/dining room.
The lounge/dining room has 2 windows, one to front, one to rear, laminate flooring and an archway leading through into the kitchen.
The kitchen has units to include an inset, single drainer sink unit, base units of cupboards and drawers, a 4 ring electric hob, extractor hood wit light over and a fan assisted electric oven with grill under. There is space and plumbing for a dishwasher, planned space for an upright fridge/freezer, tiled splashbacks, eye-level cupboards and a window to front.
From the lounge/dining room an archway leads through into an inner hallway with doors off to bedrooms.
Bedroom one has a window to front, a built-in double wardrobe and door opening into an en-suite/shower room.
The en-suite shower room has a modern suite of an enclosed shower cubicle, tiled to ceiling height inset, vanity wash hand basin with cupboard under and a low flush W.C. There is a window to rear and a ceiling extractor fan.
Bedroom two has a window to front, built-in double wardrobe and an inspection hatch to the roof space above.
From the inner hallway a door opens into the bathroom having a newly fitted bathroom suite in white of a panelled bath with a shower direct from the hot water system over. There is an enclosed low flush W.C, vanity wash hand basin with cupboard under, extractor fan and an opaque window to rear.

AGENTS NOTE.
There are double opening doors from the lounge into the airing cupboard housing the Worcester gas fired central heating boiler, heating hot water and radiators as listed throughout and plenty of room for shelving and linen.

OUTSIDE.
On the ground floor the property is approached to the front with a tarmacadam driveway giving access to the integral garage.

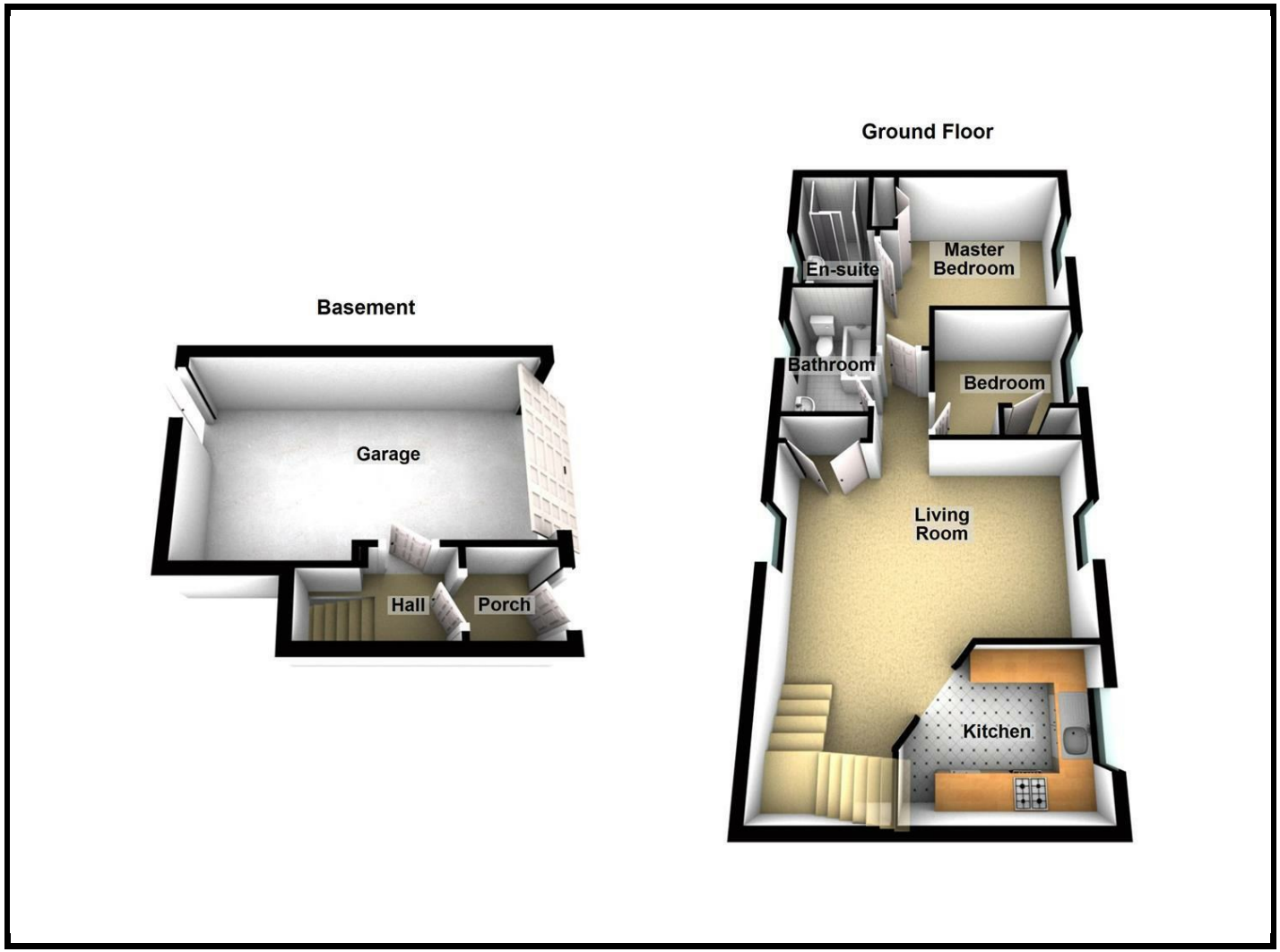
GARAGE.
The garage has a metal up and over front door, power, lighting, with a utility room having space and plumbing for a washing machine, room for a tumble dryer and a door to the rear opening into the enclosed patio garden,

GARDEN.
Having panelled fencing to boundaries, large flagged patio area, seating, also a greenhouse, shrub gardens, borders and outside lighting.

SERVICES.
All mains services are connected and gas fired central heating. New boiler fitted late 2026.

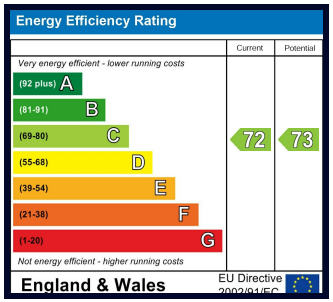
ROOMS AND SIZES

Porch	
Lounge/dining room	4.98m x 3.23m (16'4" x 10'7")
Kitchen	2.95m" x 2.24m" (9'8"" x 7'4"")
Bedroom One	3.48m x 3.30m (11'5" x 10'10")
En-Suite/Shower Room	
Bedroom Two	2.74m x 2.44m (9' x 8')
Bathroom	
Garage	4.98m x 2.44m (16'4" x 8')



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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