



**JonathanWright**  
estate agents



**331 Buckfield Road, Leominster, Herefordshire HR6 8SD. £340,000**

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### **PROPERTY FEATURES**

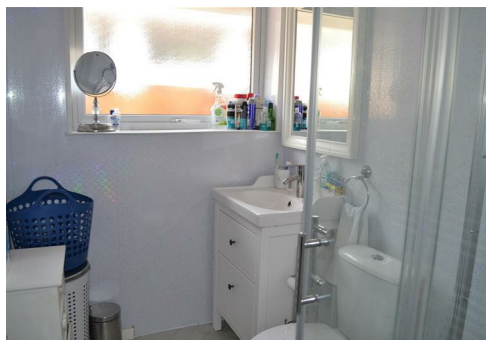
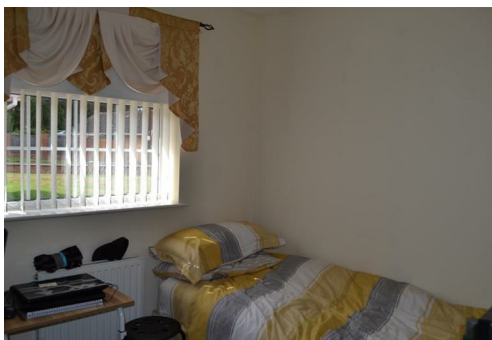
- **Detached Bungalow**
- **3 Bedrooms**
- **Lounge/Dining Room**
- **Shower Room/W.C.**
- **Recently Fitted Kitchen**
- **Gas Central Heating**
- **Double Glazed**
- **Adjoining Garage**
- **Parking**
- **Gardens**



**To view call 01568 616666**



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Situated on the popular Buckfield Road development a detached modern bungalow offering a well presented double glazed and gas fired centrally heated living accommodation to include a reception hall, lounge/dining room, modern fitted kitchen with appliances, 3 bedrooms, newly fitted shower room/W.C and outside a brick paved drive with parking and turning for motor vehicles, adjoining single garage to the front, lawn and patio gardens to the rear with floral and shrub borders. The bungalow is not far from a Morrisons supermarket with restaurants facilities, filling station and a regular Hopper Bus service to the town centre. The full particulars of this attractive bungalow are described as follows:

The property is an attractive detached modern bungalow of brick construction and stone elevations under a tiled roof.

Outside lighting and a double glazed entrance door opens into an L shaped reception hall having lighting, power, a panelled radiator, smoke alarm, inspection hatch to roof space and a door leading through into the lounge/dining room.

The lounge/dining room has a feature Adams style fireplace with a gas fire standing on raised hearth. There is lighting, power, 2 panelled radiators, power points, plenty of room for a table and chairs, a double glazed window to rear and a sliding double glazed patio door to rear.

From the reception hall a door opens into a recently fitted kitchen with white fronted units to include cupboards and drawers, eye level cupboards and a built-in fridge/freezer. In a tall housing unit is a Beko fan assisted electric oven with grill, cupboard space under and over, a 4 ring ceramic hob to side and an extractor hood with light over. There are tiled splashbacks, an inset one and a half bowl sink unit, a double glazed window to side, lighting, ceramic tiled floor, panelled radiator, small breakfast bar feature and a door opening to side covered passageway giving access from front to back.

From the reception hall a door opens into bedroom one.

Bedroom one has a double glazed window to front, panelled radiator, lighting and power.

Bedroom two has a double glazed window to front, lighting, power and a panelled radiator.

Bedroom three has a double glazed window to side,

lighting, power and a panelled radiator.

From the reception hall a door opens into the recently fitted shower room with an enclosed shower cubicle, electric shower over, with the shower room being wet boarded from floor to ceiling throughout. There is a built-in vanity wash hand basin with cupboards under, low flush W.C, vertical heated towel rail/radiator, an opaque window to side and a ceiling light.

In the reception hall a door opens into the airing cupboard housing a Worcester combination boiler heating hot water and radiators as listed and shelving.

#### OUTSIDE.

The bungalow is situated in a pleasant position and is approached across a long and recently brick paved driveway with turning and parking for several motor vehicles. There is an attractive shrub garden to the front and the driveway continues across the side of the bungalow to an adjoining single garage.

#### GARAGE.

The garage has an up and over front door, concreted floor, power, lighting and a door to the side opening into the gardens.

#### GARDEN.

The garden is safe and secure having panelled fencing to both sides and rear boundaries being well laid out to a recently laid patio area, pretty stoned garden, floral and shrub borders, lawned gardens, timber built garden shed, outside lighting and access from the rear garden back to the covered passageway with a door opening into the kitchen.

#### SERVICES.

All mains services connected, gas fired central heating and telephone to BT regulations.

## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room

5.89m (max) x 4.37m (19'4" (max) x 14'4")

Kitchen

3.05m x 2.67m (10' x 8'9")

Bedroom One

3.71m x 2.67m (12'2" x 8'9")

Bedroom Two

3.10m x 2.34m (10'2" x 7'8")

Bedroom Three

2.62m x 2.24m (8'7" x 7'4")

Shower Room

Garage

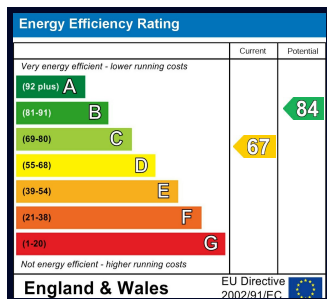
5.00m x 2.59m (16'5" x 8'6")

Rear Garden

## PROPERTY INFORMATION

Council Tax Band - C

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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