



15 Oldfields Close, Leominster, Herefordshire HR6 8PY. No Onward Chain £340,000

**15 Oldfields Close
Leominster
Herefordshire
HR6 8PY**

No Onward Chain £340,000

PROPERTY FEATURES

- **Detached House**
- **4 Bedrooms One With En-Suite**
- **Good Size Lounge**
- **Separate Dining Room**
- **Kitchen With Appliances**
- **Ground Floor Cloak Room/W.C.**
- **Utility Room**
- **Double Garage**
- **Gardens To Front And Rear**
- **Close To Town Centre**

To view call 01568 616666



JonathanWright
estate agents





NO-ONWARD CHAIN.

Situated in a most sought after residential position an extended and detached house offering double glazed and gas fired centrally heated living accommodation having a canopy porch, large reception hall, good sided lounge, Separate dining room, kitchen with appliances, utility room, ground floor cloakroom/w.c, 4 bedrooms and ensuite/shower room, main family bathroom and outside a private drive with gardens to the front, an adjoining double length garage with access to rear, utility room and an easily maintained good size garden to rear.

The property is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents who are only 5 minutes walking distance away in the main town centre of Leominster.

The full particulars of 15 Oldfields close, Leominster are further described as follows:

The property is an extended modern detached house of brick construction under a tiled roof and is double-glazed throughout. Windows to the front are additionally leaded. A canopy porch with outside lighting gives access under and through a leaded glazed entrance door into a large reception hall having lighting, panelled radiator, power points and a thermostat control. Double opening doors from the reception hall open into the lounge. The lounge has a feature wooden fireplace, mantel shelf over, inset a coal and living flame effect gas fire, a leaded glazed window to front, 2 panelled radiators, lighting, power points and TV aerial point. A door from the reception hall opens into a ground floor cloakroom/W.C. having a low flush W.C, pedestal wash hand basin, lighting, window to side and a panelled radiator. From the reception hall a door opens into the dining room having a feature fireplace, mantle shelf over, inset coal and living flame effect gas fire, lighting, power, radiator and a window to the rear.

An archway from the dining room leads through into the kitchen having fitted units to include base units of cupboards and drawers. In a housing unit is a fan assisted electric oven with grill, cupboard space over and under, a 4 ring gas hob to side, also a built-in Phillips Whirlpool dishwasher and room for additional appliances. Inset into the working surface is a one and a half bowl, single drainer sink unit, matching eye-level cupboards, tiled splashbacks, lighting, power, panelled radiator, 2 windows to rear and room for a breakfast table and chairs.

A door from the kitchen opens into the utility room having a stainless steel, inset sink unit, base units under, a wall mounted Zanussi tumble dryer and a Potterton gas fired boiler heating hot water and radiators as listed. There is lighting, power, plumbing for a washing machine, panelled radiator, window to rear, a door to rear and a door opening into a double length garage.

From the reception hall a staircase rises to a half landing, then tuns and rises to the first floor gallery landing having lighting, power, a door opening into an airing cupboard with a hot water cylinder and shelving and doors leading off to

bedrooms.

Bedroom one has a leaded glazed window to front, panelled radiator, lighting, power and built-in wardrobes. Doors lead through into en-suite/shower room.

The en-suite/shower room has a shower cubical, built-in vanity wash hand basin and an enclosed low flush W.C. There is lighting, panelled radiator, shaver socket and a window to the side.

Bedroom two has a window to rear, lighting, power and a panelled radiator.

Bedroom three has a glazed window to rear, panelled radiator, lighting and power.

Bedroom Four has a window to front, panelled radiator, lighting and power.

Family bathroom has a suite of a panelled bath with hand grips, built-in vanity unit wash hand basin to side, an enclosed low flush W.C, ceiling light, panelled radiator, shaver socket and a window to side.

OUTSIDE.

The property is approached to the front across a tarmacadam driveway leading to the double length garage. Also to the front of the property is a large flagged patio area and a low retaining wall.

GARAGE.

The garage has a metal up and over front door, concreted floor, power, and lighting. To the side of the garage is a pathway through an opening gate into the rear gardens.

REAR GARDEN.

The good size rear garden has been laid to flagged patios for easy maintenance with the whole garden paved, safe and secure with panelled fencing to boundaries. There is an outside cold water tap and good privacy in the rear garden.

AGENTS NOTE.

The property gas fired centrally heated, double glazed with the windows being wooden casement windows.

SERVICES.

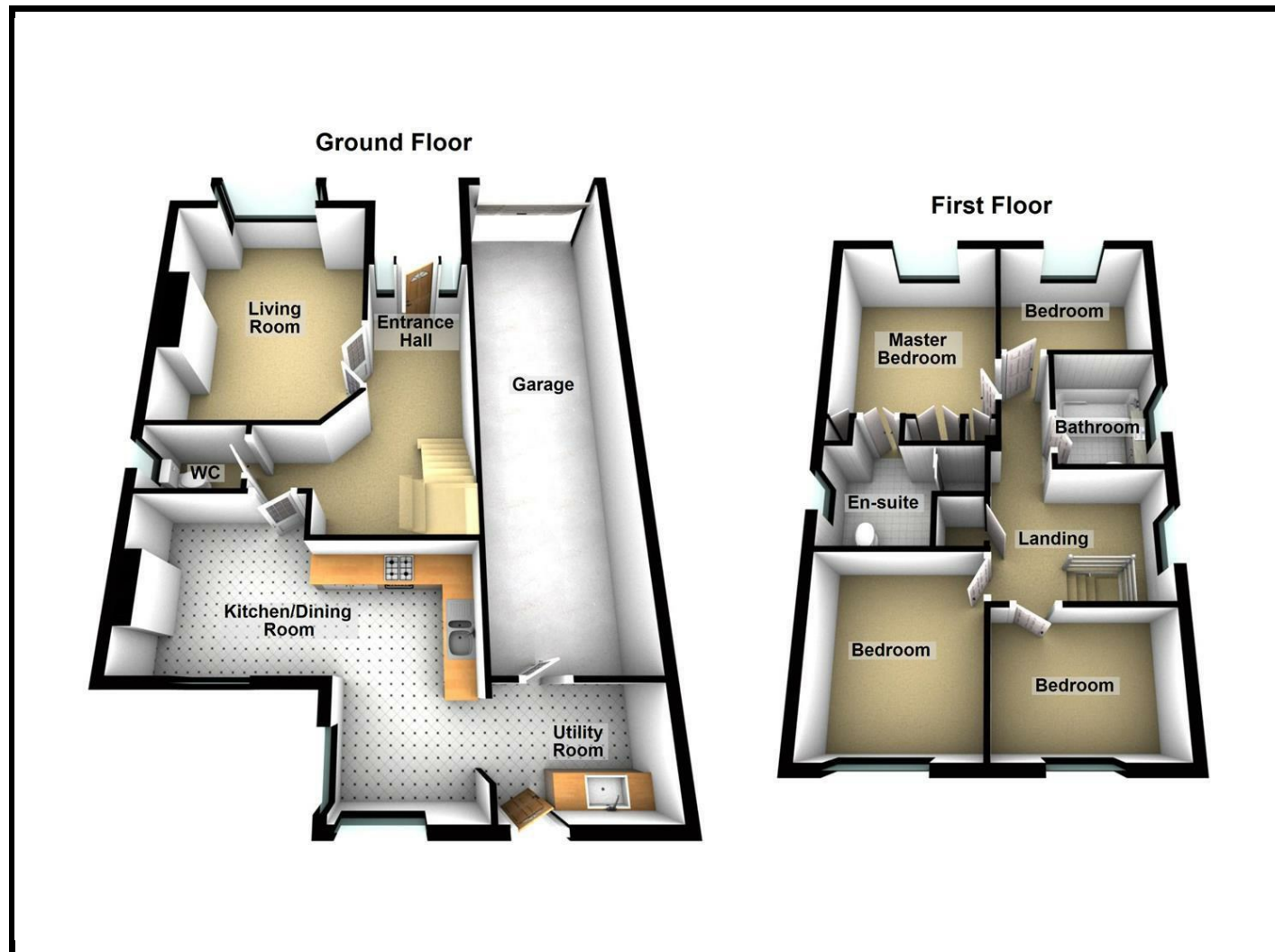
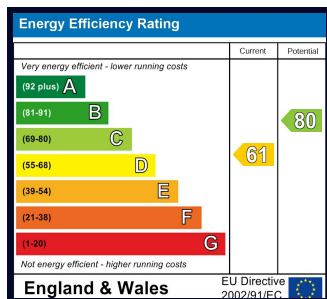
All services are connected, gas fired central heating and telephone to BT regulations.

ROOMS AND SIZES

| | |
|-----------------------------|-------------------------------|
| Reception Hall | |
| Ground Floor Cloakroom/W.C. | |
| Lounge | 5.23m x 3.66m (17'2" x 12") |
| Dining Room | 2.84m x 2.84m (9'4" x 9'4") |
| Kitchen | 4.52m x 2.24m (14'10" x 7'4") |
| Utility Room | 2.54m x 1.93m (8'4" x 6'4") |
| Bedroom One | 3.43m x 2.67m (11'3" x 8'9") |
| En-Suite/Shower Room | |
| Bedroom Two | 3.05m x 2.59m (10' x 8'6") |
| Bedroom Three | 2.77m x 2.18m (9'1" x 7'2") |
| Bedroom Four | 2.64m x 2.18m (8'8" x 7'2") |
| Family Bathroom | |
| Garage | 9.98m x 2.34m (32'9" x 7'8") |
| Rear Garden | |

PROPERTY INFORMATION

Council Tax Band - D
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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