



**23 Marlow Road, Leominster, HR6 8SN. £310,000**

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Leominster  
HR6 8SN**

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### **PROPERTY FEATURES**

- **Detached Bungalow**
- **2 Bedrooms**
- **Recently Refurbished**
- **Lounge/Dining Room**
- **Fitted Kitchen**
- **Shower Room**
- **Gas Central Heating**
- **Adjoining Garage**
- **Gardens To Front And Rear**



**To view call 01568 616666**



**JonathanWright**  
estate agents



Situated in a most sought after position on the western edge of Leominster town, a most attractive and refurbished bungalow offering well presented gas fired centrally heated and UPVC double glazed accommodation to include a reception hall, spacious lounge/dining room with fireplace, a recently fitted kitchen, 2 good sized bedrooms, recently installed shower room and outside an easy to maintain garden to front, an attractive south facing patio and terraced garden to rear with veranda, a driveway with carport and an adjoining garage with power and lighting.

Marlow Road is situated just off the popular Buckfield Road development with attractive walks along Linea Parkland close by and also within walking distance is a Morrisons supermarket. There are regular Hopper Bus services into Leominster's town centre which offers a wide range of amenities to include shops, cafes and restaurants, a library, the historic Grange Park and Priory Church and a train station with regular train services to the nearby cathedral city of Hereford.

Details of 23 Marlow Road, Leominster are further described as follows:

An entrance door gives access into a welcoming reception hall with a door into a useful storage cupboard with fitted shelving, a door into a linen cupboard and a wall mounted Worcester digital thermostat control.

From the reception hall a glazed door gives access into the spacious lounge/dining room having a feature fireplace with a gas living flame and coal effect fire standing on a marble hearth with surround and mantle shelf over. The lounge/dining room has 2 UPVC double glazed windows to side and a UPVC double glazed sliding door giving access to the rear garden and there is room for a family size dining table, wall lighting and a TV aerial point.

From the reception hall a door opens into the kitchen. The recently fitted kitchen has a working surface with an inset, stainless steel sink unit and a cupboard and planned space for a fridge under. The working surfaces continue with base units of cupboards and drawers and has planned space and plumbing for a washing machine and built into the working surface is a Bosch induction hob with a stainless steel extractor hood with light over. Situated in a housing unit is a Bosch fan assisted electric oven and grill with cupboards over and under and there is a range of matching eye-level cupboards. The kitchen has tiled splashbacks, a UPVC double glazed window with an attractive outlook over the rear garden, also a vertical radiator, vinyl floor covering and a UPVC double glazed door giving access to the rear garden. From the reception hall a doorway leads into an inner hallway having a ceiling light, inspection hatch to the loft space above and doors off to bedrooms as listed.

Bedroom one. The large master bedroom has a delightful UPVC double glazed bay window with attractive outlook to front, ample room for bedroom furniture and both TV aerial point and telephone point.

Bedroom two is also a generous double bedroom having a double glazed window to front with a deep window sill and

ample room for bathroom furniture.

From the inner hallway a door opens into a recently fitted shower room having a shower cubical with glass sliding doors and a mains fed shower over, a wash hand basin with vanity unit under and a low flush W.C. The shower room has wet walling to splashbacks throughout, an extractor fan, a frosted UPVC double glazed window to side and vinyl floor covering.

#### OUTSIDE.

The property is situated in a most sought after and attractive cul-de-sac position, just off the Buckfield Road development and the property is accessed over a pedestrian pathway and onto a tarmac driveway with parking for several vehicles. There are stone and shrub gardens to front with the driveway continuing to the side of the property where a good size a carport provides sheltered parking with outside lighting. At the end of the driveway and up and over door gives access into an adjoining garage.

#### GARAGE.

The garage has power, lighting, a window to rear, inspection hatch into the roof space above and also situated in the garage is a recently installed Worcester combination boiler heating hot water and radiators as listed. A door from the garage gives access to the rear garden.

#### REAR GARDEN.

The property enjoys an attractive, south facing garden with a large patio garden partially covered a veranda with lighting providing a sheltered seating area and covered access to the garage. The terraced garden has been well designed to be both attractive and easy to maintain over 3 levels to include a raised floral bed, a stoned garden and along the top tier are vegetable gardens, a useful timber built storage shed and also enjoys an attractive far reaching view across to Bircher Common. To one side of the property is secure gated access to the front and to the other side side is a useful gravelled storage area.

#### SERVICES.

All mains services connected and gas fired central heating.

#### AGENTS NOTE.

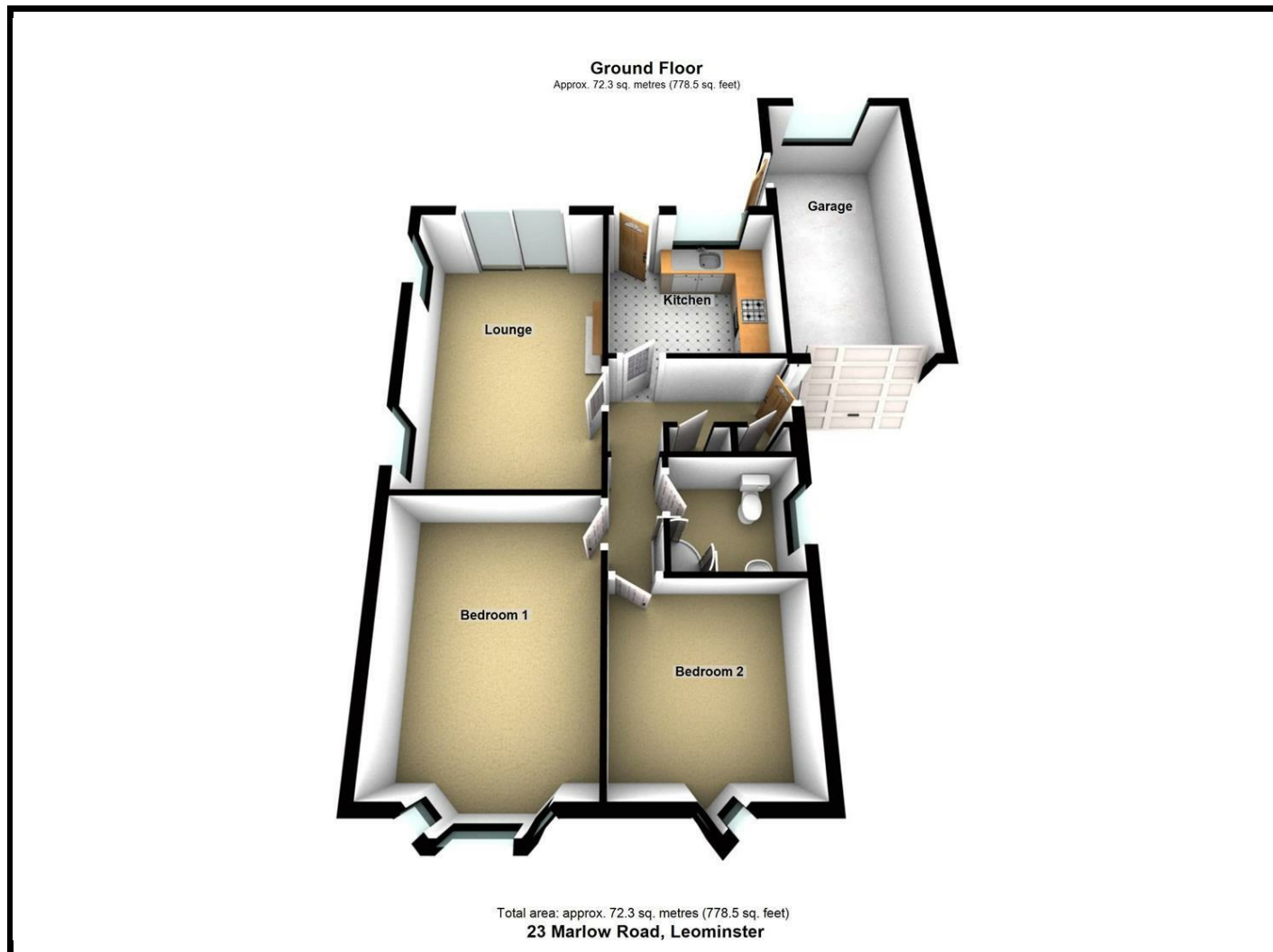
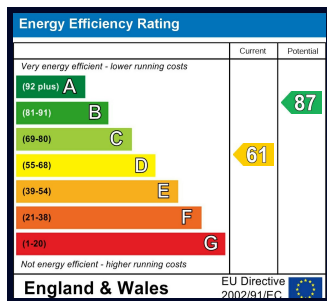
The property has recently been extensively refurbished by the current vendors to include kitchen, shower room and recently installed central heating system, electrics, all floor coverings, doors and internal decoration.

## ROOMS AND SIZES

Reception hall	
Lounge/Dining Room	5.94m x 3.35m (19'6" x 11')
Kitchen	2.92m x 2.74m (9'7" x 9')
Bedroom One	4.62m x 3.05m (15'2" x 10')
Bedroom Two	3.07m x 2.90m (10'1" x 9'6")
Shower Room	
Garage	5.03m x 2.34m (16'6" x 7'8")
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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