



**22 Battlebridge Close, Leominster, HR6 8TJ. £265,000**

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### **PROPERTY FEATURES**

- **Link-Detached House**
- **3 Bedrooms**
- **Lounge**
- **Separate Dining Room**
- **Ground Floor Cloakroom/W.C.**
- **Kitchen/Breakfast Room**
- **Gas Central Heating**
- **Driveway With Parking**
- **Secure Rear Garden**
- **Close To Town Centre**



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**JonathanWright**  
estate agents



Situated in a pleasant cul-de-sac position overlooking an open green a link-detached modern house offering double glazed and gas fired central heated accommodation having a reception hall, lounge, separate dining room, fitted kitchen with appliances/breakfast room, ground floor cloakroom/W.C, 3 bedrooms, bathroom with shower over and outside a private drive to the front, lawn and patio gardens to rear and all within a few moments walking distance of Leominster's town centre, schools and amenities.

The full particulars of 22 Battlebridge Close, Leominster are further described as follows:

The property is a link-detached modern house of brick construction under a tiled roof.

A leaded double glazed entrance door opens into reception hall having a ceiling light, panelled radiator, wall mounted thermostat control and a door to a ground floor cloakroom/W.C. The cloakroom has a low flush W.C, wash hand basin, lighting and a double glazed window to front.

From the reception hall a door opens into the lounge having a double glazed window to front overlooking the green, panelled radiator, lighting, power, TV aerial point, door to a large under stairs storage/cloaks cupboard and a door opening from the lounge into the dining room/office.

The dining room/office (converted from the garage) has a double glazed window to front, laminate flooring, lighting, power points and is versatile regarding use.

From the lounge a door opens into the kitchen/breakfast room. The kitchen has modern units to include an inset Blanco one and a half bowl, single drainer sink unit, working surfaces, base units under, space and plumbing for a dishwasher, space and plumbing for an automatic washing machine, built-in fridge and freezer, planned space for a microwave, matching eye-level cupboards, tiled splashbacks and a double glazed window to rear. There is a Leisure cooking range with 5 gas hobs, double oven with grill under and a canopy extractor hood with light. There is plenty of space for a breakfast table and chairs,

ceramic tiled floor, lighting, power, panelled radiator and double opening, double glazed French doors to the rear.

From the reception hall a staircase with handrail to side rises up to the first floor landing, window to side, inspection hatch to roof space, lighting, power and doors off to bedrooms.

Bedroom one has a built-in double wardrobe, lighting, power, panelled radiator and a double glazed window to rear.

Bedroom two has a double glazed window overlooking the green to front, lighting, power, panelled radiator and a built-in single wardrobe.

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

On the landing a door opens into the airing cupboard housing the Ideal Logic gas fired combination boiler, heating hot water and radiators as listed.

A door from the landing opens into the bathroom having a modern suite of a panelled bath with a Mira direct shower over, pedestal wash hand basin, low flush W.C, tiling to splashbacks, vertical heated towel rail/radiator, an opaque double glazed window to front and a shaver light with socket.

#### OUTSIDE.

The property is approached to the front with a lawn garden, flagged pathway to the front door and a gate to side opening to give access to the rear garden.

#### REAR GARDEN.

The safe, secure, reasonable size garden has panelled fencing to boundaries, flagged patio area with the main garden being of lawn and level and also some timber decking.

#### SERVICES.

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

## ROOMS AND SIZES

Reception Hall

Ground Floor Cloakroom/W.C.

Lounge 4.62m x 3.56m (15'2" x 11'8")

Dining Room/Office 4.88m x 2.44m (16' x 8')

Kitchen/Breakfast Room  
4.45m x 3.10m (14'7" x 10'2")

Bedroom One 3.71m x 2.69m (12'2" x 8'10")

Bedroom Two 3.35m x 2.54m (11' x 8'4")

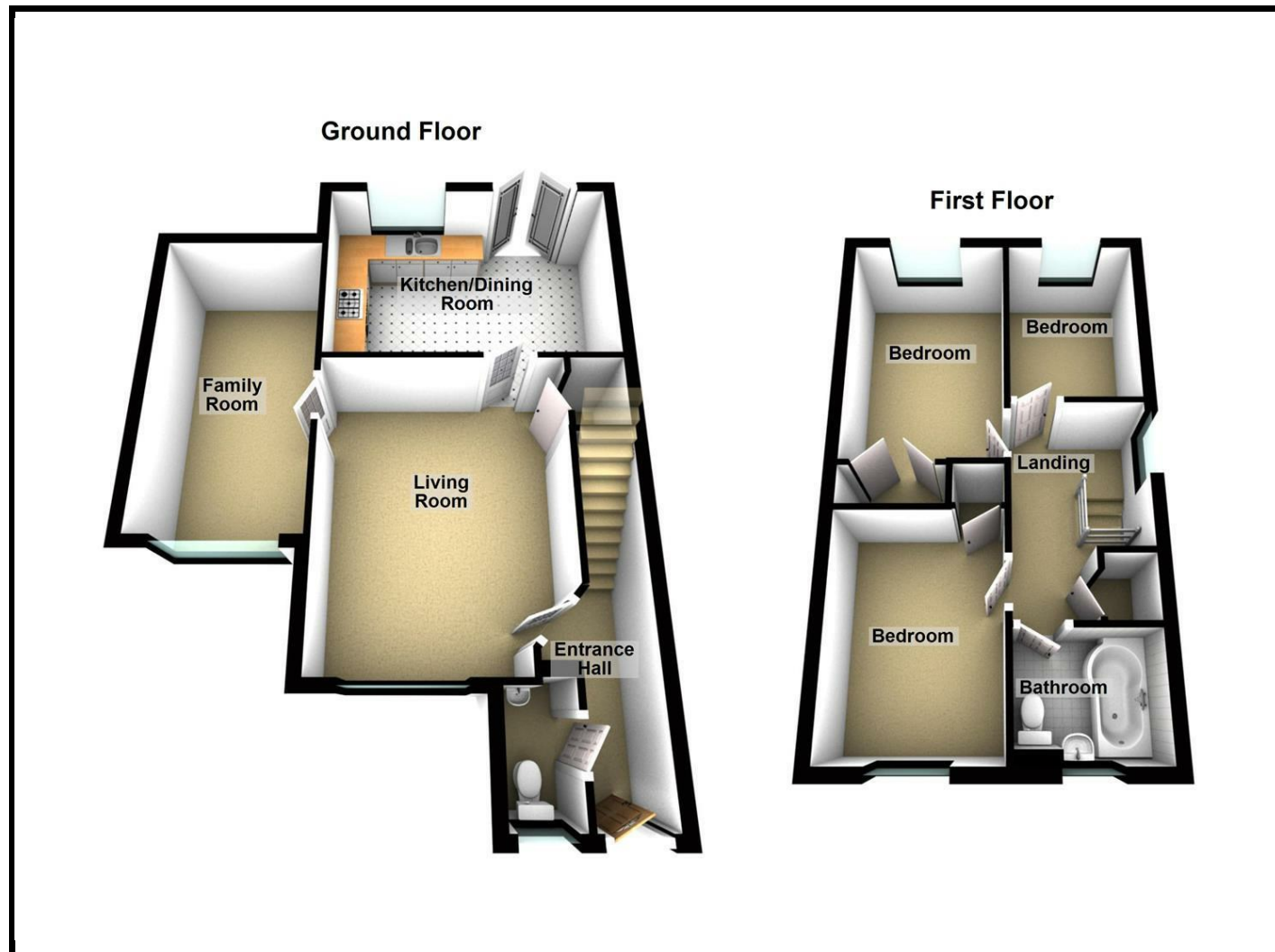
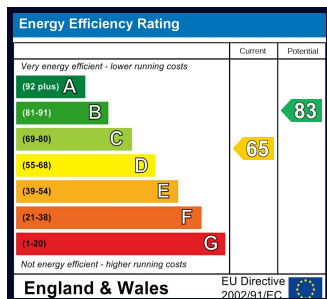
Bedroom Three 2.74m x 1.96m (9' x 6'5")

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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