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22 Battlebridge Close, Leominster, HR6 8TJ. £250,000

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Leominster
HR6 8TJ**

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PROPERTY FEATURES

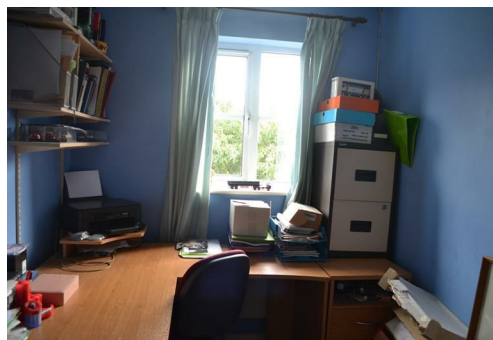
- Link-Detached House
- 3 Bedrooms
- Lounge
- Separate Dining Room
- Ground Floor Cloakroom/W.C.
- Kitchen/Breakfast Room
- Gas Central Heating
- Driveway With Parking
- Secure Rear Garden
- Close To Town Centre

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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')

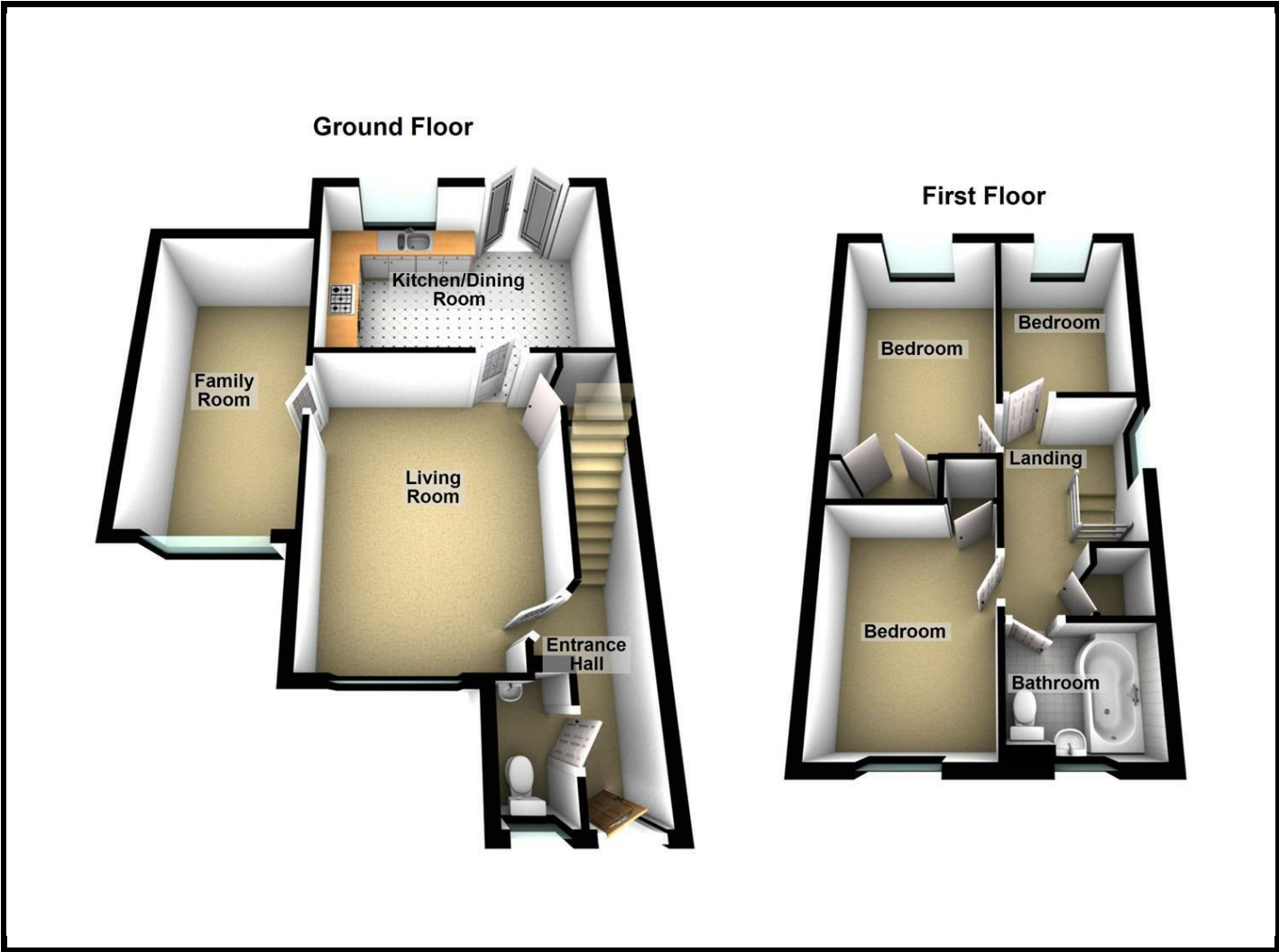
Kitchen/Breakfast Room 4.45m x 3.10m (14'7" x 10'2")

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

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

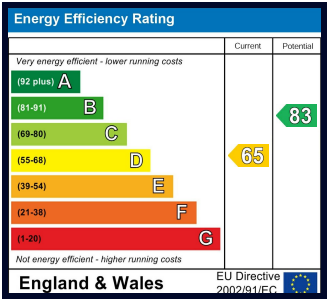
Bedroom Three 2.74m x 1.96m (9' x 6'5")

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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