



**JonathanWright**  
estate agents



**15 Ropewalk Avenue, Leominster, Herefordshire HR6 8LY. No Onward Chain £265,000**

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Leominster  
Herefordshire  
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### **PROPERTY FEATURES**

- **Semi-Detached House**
- **3 Bedrooms**
- **Ground Floor Cloakroom/W.C.**
- **Lounge**
- **Dining Room**
- **Fitted Kitchen**
- **Bathroom**
- **Gas Central Heating**
- **Garage**
- **Secure garden Rear**



**To view call 01568 616666**



An attractive semi-detached house situated in a quiet corner position on the popular Ropewalk Avenue development offering accommodation being gas fired centrally heated and double glazed having a reception hall, lounge, dining room, fitted kitchen with appliances, 3 bedrooms, bathroom with shower over and outside a single garage to the front with additional parking for 2 motor vehicles and to the rear private lawn and patio gardens all enclosed and secure.

The property is within easy walking distance of the town centre and amenities and also a Morrisons supermarket and filling station.  
NO ON-ONWARD CHAIN.

The full particulars of 15 Ropewalk Avenue, Leominster are further described as follows:

The property is a semi detached house of brick construction under a tiled roof. Outside lighting to the front and a leaded glazed door opening into the reception hall having laminate flooring, ceiling light, power points, telephone point to BT regulations, panelled radiator and a door opening into a cloakroom/W.C. The cloakroom has a low flush W.C, wash hand basin, panelled radiator, light and a window to front.

From the reception hall a door opens into the L shaped lounge having a double glazed window to front, double panelled radiator, ceiling light, smoke alarm, TV aerial point, power points and a door opening into the dining room.

The dining room has a panelled radiator, ceiling light, power points and a sliding patio door opening into the rear garden.

From the dining room a feature arch gives access under into the kitchen having units to include an inset stainless steel, single drainer sink unit, mixer tap over, working services to either side with base units of cupboards and drawers. There is an inset 4 ring gas hob, an electric fan assisted oven with grill under and an extractor hood with light over. There is space and plumbing for an automatic washing machine and planned space for an upright fridge/freezer. The kitchen has tiled splashbacks, matching eye-level cupboards, a double glazed window to rear, lighting, power and a wall mounted Ideal gas fired boiler heating hot water and radiators as listed.

From the reception hall a staircase with a handrail to side rises up to the first floor landing having a ceiling light, inspection hatch to roof space, single power

point and doors to bedrooms.

Bedroom one has a double glazed window to front, panelled radiator, ceiling light, power points TV aerial point and double opening doors to a built-in wardrobe.

Bedroom two has a built-in double wardrobe, mirrored doors, top boxes over and planned space for a double bed. There is a double glazed window to rear, panelled radiator, power and lighting. Bedroom three has a double glazed window to front, panelled radiator, lighting and power.

The bathroom has a suite of a panelled bath, electric shower over and ceramic tiling to ceiling height around bath and shower. To the side is a pedestal wash hand basin, low flush W.C, an opaque double glazed window to rear, panelled radiator and a ceiling light.

on the landing a door opens into the airing cupboard housing a Factory insulated hot water cylinder, immersion heater and shelving.

#### OUTSIDE.

The property is situated in a quiet corner of this popular development,, approached across a part brick paved and tarmac driveway to the single garage to the front of the property.

#### GARAGE.

The garage has a metal up and over door, concreted flooring, power, lighting and a double glazed door to the side. The drive to the front of the garage gives provision for parking for 2 motor vehicles in tandem. There are gravelled gardens to front and flagged pathway giving access to the side of the house around to the rear.

#### REAR GARDEN.

Having a gravelled patio area, slabbed pathway, lawn garden, mature hedging and panelled fencing to boundaries with the garden being not directly overlooked.

#### SERVICES.

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



## ROOMS AND SIZES

Reception Hall

Ground Floor Cloakroom/W.C.

Lounge 4.80m (max) x 4.17m (15'9" (max) x 13'8" )

Dining Room 2.97m x 2.44m (9'9" x 8')

Kitchen 2.95m x 2.29m (9'8" x 7'6")

Bedroom One 3.66m x 2.69m (12' x 8'10")

Bedroom Two 2.67m x 2.95m (8'9" x 9'8")

Bedroom Three 2.29m x 2.03m (7'6" x 6'8")

Bathroom

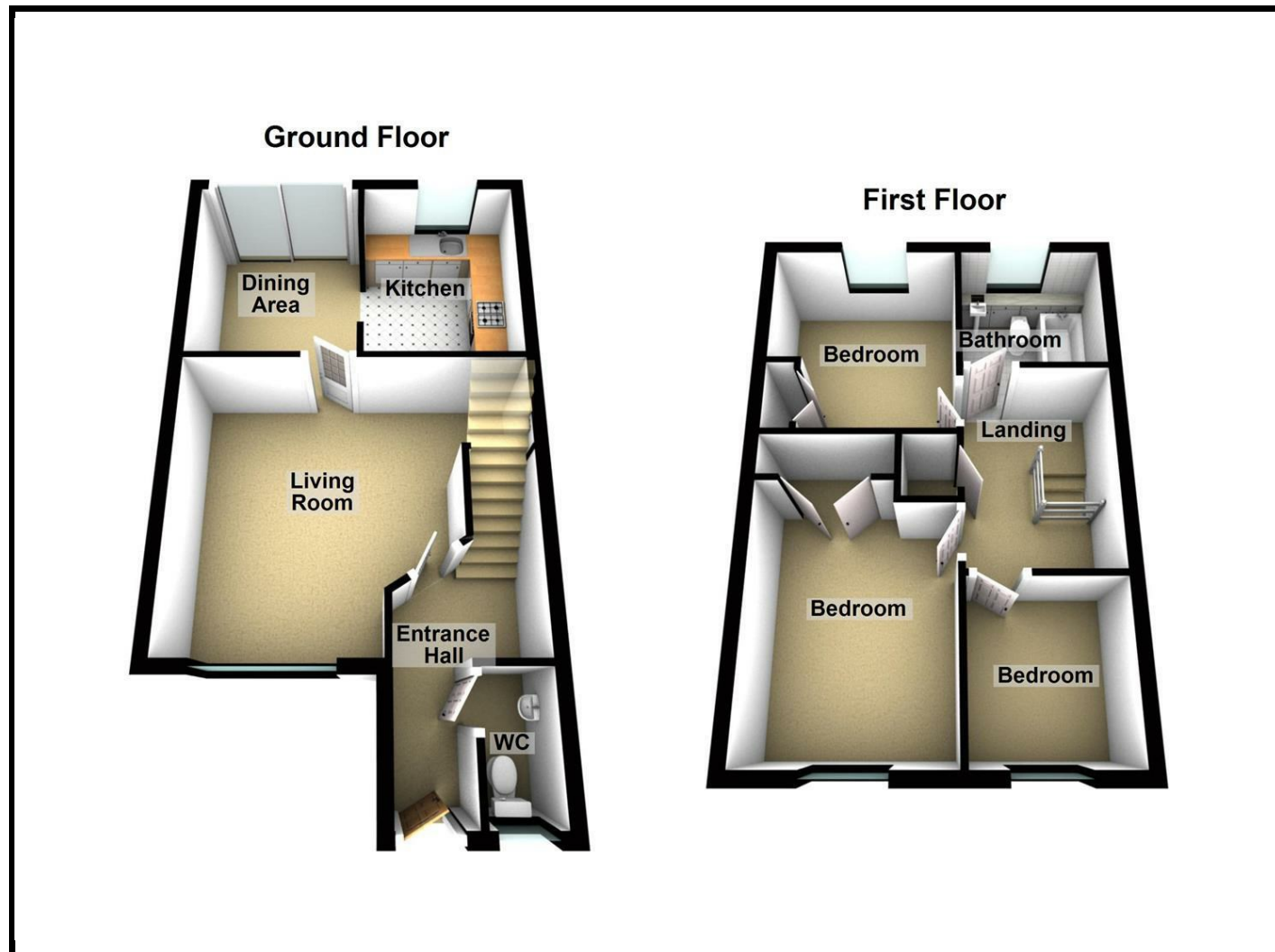
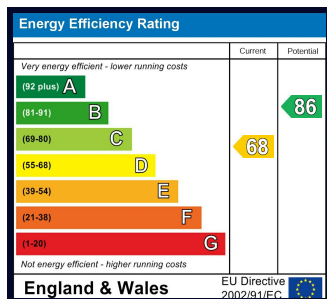
Garage 4.75m x 2.54m (15'7" x 8'4")

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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