



**18 Silurian Close, Leominster, Herefordshire HR6 8ST. £145,000**



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Leominster  
Herefordshire  
HR6 8ST**

**£145,000**

**PROPERTY FEATURES**

- Mid-Terrace Bungalow
- 2 Bedrooms
- Lounge/Dining Room
- Kitchen
- Shower Room
- Double Glazed
- Night Storage Heater
- Unrestricted Parking To Front
- Walled Rear Garden
- Close To Town Centre

To view call **01568 616666**



**JonathanWright**  
estate agents







Situated close to Leominster's town centre and amenities a modern terraced bungalow offering UPVC double glazed accommodation to include a reception hall, spacious lounge/dining room, kitchen, 2 bedrooms, shower room and outside a brick paved garden and unrestricted parking to the front and a walled patio garden to rear with storage sheds.

The property is situated in a quiet cul-de-sac position close to Leominster's town centre and amenities to include a nearby train station, shops and supermarkets, cafes, restaurants and the cathedral city of Hereford is 13 miles to the south, motorway links are at Worcester 30 miles to the east.

Details of 18 Silurian Close, Leominster are further described as follows.

A UPVC double glazed entrance door opens into the reception hall having a ceiling light, power points, telephone point subject to BT regulations and a door into an airing cupboard housing a Factory insulated hot water cylinder with immersion heater. From the reception hall a door opens into a spacious lounge/dining room. The lounge/dining room has a UPVC double glazed window to the rear, 2 wall mounted night storage heaters, room for a dining room table and a UPVC double glazed door giving access to the rear garden. From the lounge/dining room a door opens into the kitchen.

The well fitted kitchen has working surfaces with an inset single bowl, single drainer sink unit, mixer tap over and cupboards and drawers under, planned space and plumbing for an automatic washing machine, planned space for an electric cooker and an extractor fan. The kitchen has matching eye-level cupboards, tiling to splashbacks and into window sill with a UPVC double glazed

window to the front, ceiling light, planned space for an upright fridge/freezer, plenty of power points, vinyl floor covering and a matching storage cupboard.

From the reception hall a door opens into bedroom one. Bedroom one has a built-in wardrobe fitment, a UPVC double glazed window to the rear and an inspection hatch to the loft space above.

From the lounge/dining room a door opens into bedroom two. Bedroom two has a UPVC double glazed window to the rear, ceiling light, power points and a wall mounted night storage heater.

From the reception hall a door opens into a shower room having a walk-in shower cubical with an electric shower over, a pedestal wash hand basin and a low flush W.C. The shower room has tiled splashbacks, a frosted UPVC double glazed window to the front, ceiling light, extractor fan and a heated towel rail/radiator.

#### OUTSIDE

The property is situated in a quiet cul-de-sac position and has unrestricted parking to the front and a brick paved front garden which is easy to maintain.

#### REAR GARDEN

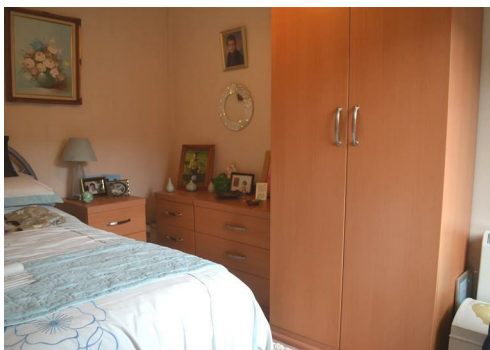
The property enjoys an easy to maintain walled garden to rear being laid with patio slabs, shrub borders, 2 timber built storage sheds and gated access to a pathway at the rear.

#### SERVICES

Mains water, mains drainage, mains electricity, night storage heating and telephone subject to BT regulations.

#### AGENTS NOTE

At the time of marketing (September 23), the vendor is in the process of having a new flat roof fitted to the rear of the property.



## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 5.28m (max) x 3.81m (17'4" (max) x 12'6")

Kitchen 2.54m x 2.13m (8'4" x 7')

Bedroom One 4.17m x 2.51m (13'8" x 8'3")

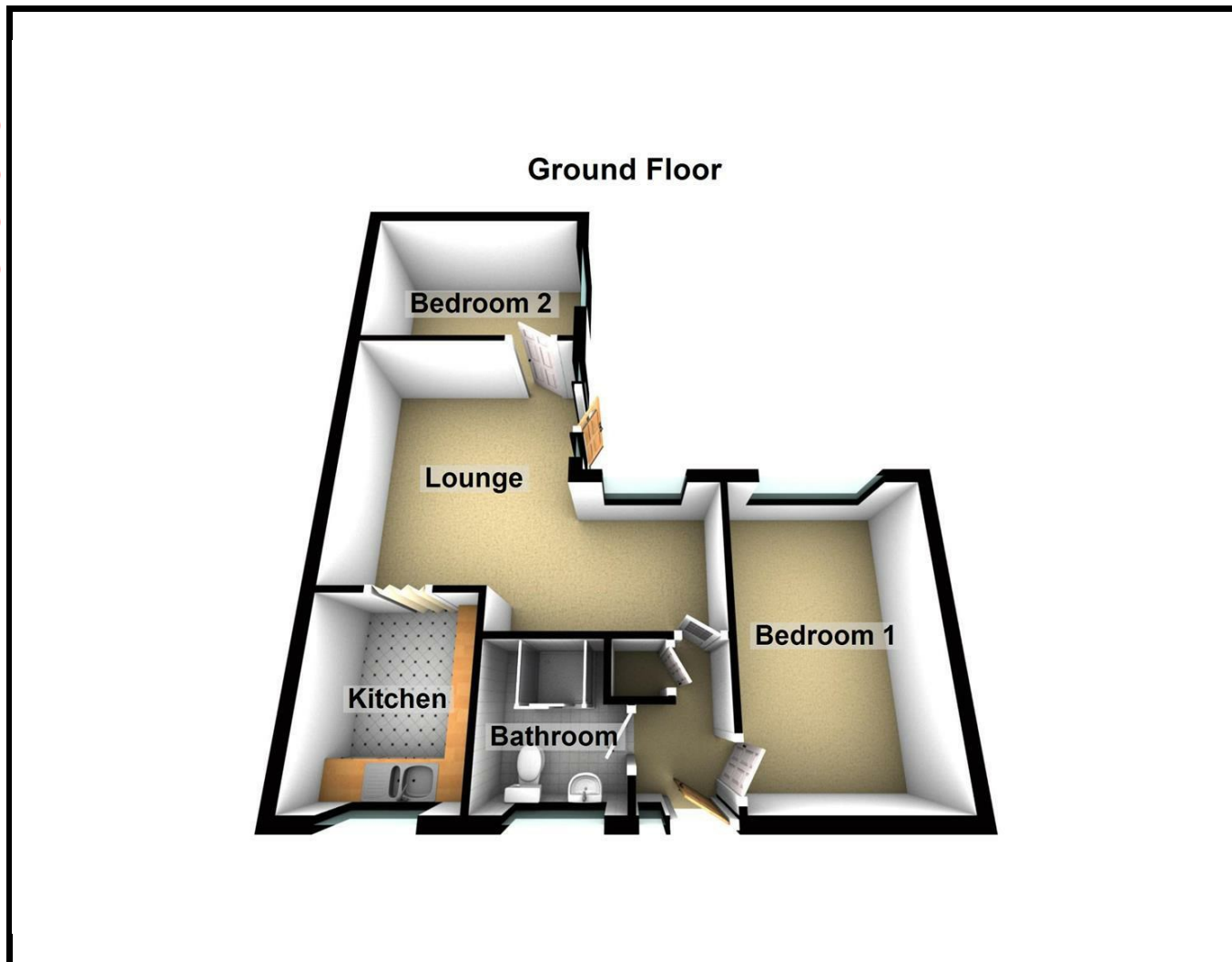
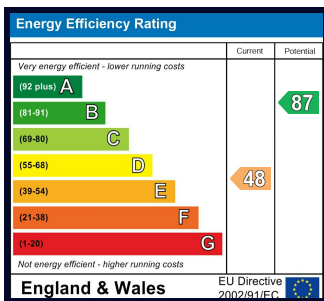
Bedroom Two 3.43m x 2.21m (11'3" x 7'3")

Shower Room

## PROPERTY INFORMATION

Council Tax Band - A

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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