



**JonathanWright**  
estate agents



**Myandre Newlands Drive, Leominster, HR6 8PR. £325,000**

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Leominster  
HR6 8PR**

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### **PROPERTY FEATURES**

- **Semi-Detached House**
- **3 Bedroom**
- **En-Suite/Cloak Room**
- **Lounge**
- **Dining Room**
- **Conservatory**
- **Kitchen**
- **Integral Garage**
- **Large Rear Garden**



**To view call 01568 616666**



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**\*\*\*NO CHAIN\*\*\***

An exceptionally well presented and extended 3 bedroom semi-detached house offering gas fired centrally heated and double glazed living accommodation having a reception hall, lounge, separate dining room, large rear conservatory, fitted kitchen with appliances, 3 good size bedrooms, one with en-suite/cloakroom with low flush W.C, main family shower room, an integral garage, gardens, parking to front, large gardens to rear with patio lawns and apple trees.

An internal inspection is recommended of this property and viewing is strictly by appointment with the selling agents.

Details of Myandre, Newlands Drive, Leominster are as follows:

The property is a semi-detached house of brick and part rendered elevations under a tiled roof.

Outside lighting to the front with a double glazed entrance door opens into a reception hall having power, lighting, panelled radiator and a door opening into the lounge.

The lounge has a feature fireplace with a coal and living flame effect gas fire inset, leaded double glazed window to front, lighting, power, panelled radiator and archway giving access under into the dining room.

The dining room has lighting, power, panelled radiator, a connecting door into the kitchen and a sliding patio door opening into a large rear conservatory.

The conservatory is UPVC double glazed, raised polycarbonate roof, wooden laminate flooring, lighting, power and a sliding patio door opening into the gardens.

The conservatory also has a connecting door into the kitchen.

The kitchen has units to include an inset stainless steel, single drainer sink unit, working surfaces with base units of cupboards and drawers. There is a 4 ring gas hob, fan assisted electric oven with grill under, space for a fridge and freezer, also space and plumbing for an automatic washing machine, eye-level cupboards, pantry, lighting, power, panelled radiator and a door opening back into the main reception hall.

From the reception hall a staircase rises up to the first floor landing having a double glazed window to side, lighting, power, access to roof space above and doors off to bedrooms.

Bedroom one has a leaded double glazed window to

front, lighting, power, panelled radiator and a door to a large airing cupboard with shelving and a panelled radiator.

Bedroom two has a double glazed window to rear, lighting and power.

Bedroom three has a double glazed window to front, panelled radiator, lighting, power and a door opening into an en-suite/cloakroom.

The en-suite has a low flush W.C, pedestal wash hand basin, lighting and an extractor fan.

Off the landing a door opens into the shower room having an easy walk-in shower cubicle, mixer tap with rain shower over, wet board panelling, built-in vanity wash hand basin, cupboards under and an enclosed low flush W.C. The shower room has a vertical heated towel rail/radiator, ceiling light and opaque double glazed window to rear.

**OUTSIDE.**

The property is approached to the front where there is a concrete stoned driveway with parking for motor vehicles, an integral garage and access to the side of the garage around to the rear.

**GARAGE.**

The garage has a metal up and over front door, concrete floor, power, lighting, roof storage space above, double glazed window and also a double glazed door to rear opening into the garden.

**REAR GARDEN.**

The large, south facing garden has a flagged patio area with a wide access back to front of the house. The main garden is laid to lawn with mature hedging and panelled fence boundaries, floral and shrub borders and apple trees. The garden is safe, secure and not overlooked.

**SERVICES.**

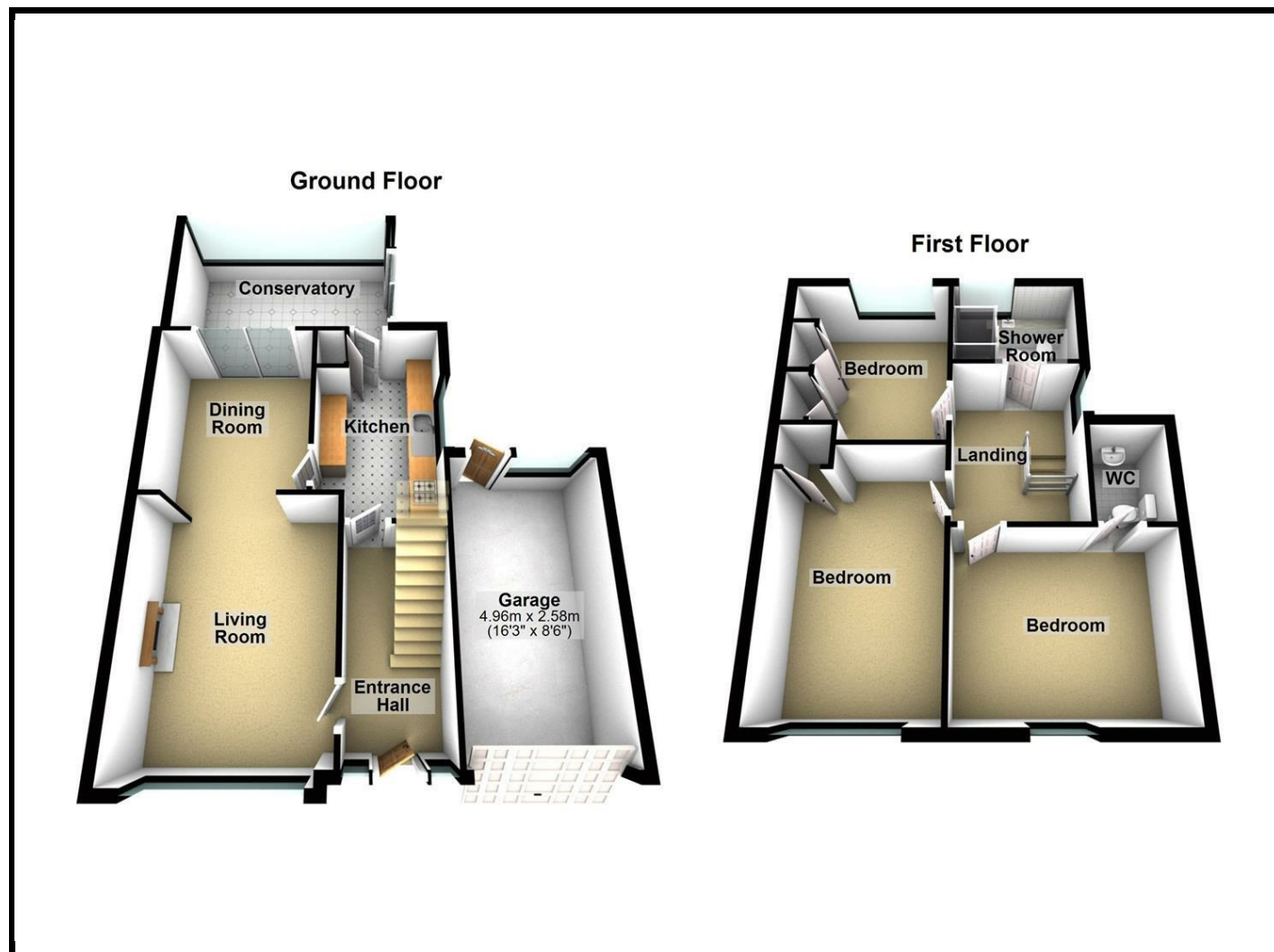
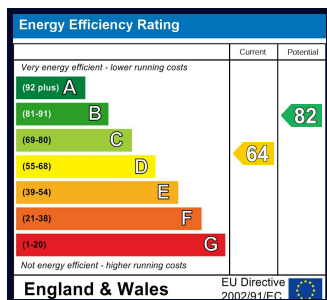
All mains services are connected, gas fired central heating and telephone to BT regulations.

## ROOMS AND SIZES

Reception Hall	
Lounge	4.27m x 3.45m (14' x 11'4")
Dining Room	3.48m x 2.90m (11'5" x 9'6")
Conservatory	4.37m x 2.74m (14'4" x 9')
Kitchen	3.76m x 2.24m (12'4" x 7'4")
Bedroom One	4.47m x 2.90m (14'8" x 9'6")
En-Suite	
Bedroom Two	3.25m x 2.90m (10'8" x 9'6")
Bedroom Three	3.71m x 3.00m (12'2" x 9'10")
Shower Room	
Garage	5.26m x 2.57m (17'3" x 8'5")
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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