



**30 Wigmore Street, Leominster, HR6 8PJ. £210,000**

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### **PROPERTY FEATURES**

- **Semi Detached House**
- **3 Bedrooms**
- **Lounge/Dining Room**
- **Kitchen Breakfast Room**
- **Study**
- **Modern Wet Room**
- **Double Glazed**
- **Garden to Front and Rear**



**To view call 01568 616666**



**JonathanWright**  
estate agents



Situated in a cul-de-sac position, a semi-detached family sized house offering double-glazed living accommodation in need of some further improvement and modernisation but offering good sized rooms to include a reception hall, lounge/dining room, kitchen/breakfast room, study, three bedrooms, a modern wet room with shower, WC and wash hand basin and outside, lawn gardens to the front, lawn and patio gardens to the rear, a garden shed, rural views and all adjoining nearby open countryside.

The property is offered for sale with no ongoing chain and viewing is strictly by prior appointment with the selling agents.

There is a canopy porch and a door which is double-glazed and opening into the reception Hall. The reception hall has a ceiling light, tiled floor and a door opening into the lounge/dining room.

The lounge/dining room has a double glazed window to the front, feature brick fireplace, display alcove to the one side and standing on a raised plinth is a gas fire. There are two ceiling lights, a smoke alarm, power points, TV aerial point and a sliding double glazed patio door opening into the rear garden. A door from the lounge/dining room opens into the kitchen/breakfast room.

The kitchen has a stainless steel single drainer sink unit, cupboards under, working surfaces to either side, base units of cupboards and drawers. There is planned space for gas or electric cooker, space and plumbing for an automatic washing machine, room for additional appliances, eye level cupboards and ceramic tiled splashbacks. There is a double glazed window overlooking the garden to the rear with a pleasant outlook, there are power points, ceiling light, a ceramic tiled floor and a door opening into a study. The study has a ceiling light and a double glazed window to the side. From the kitchen/breakfast room a double glazed door opens to the side of the house.

From the reception hall, the staircase rises up to the first floor landing with ceiling light, door to

a large storage cupboard and doors to bedrooms.

Bedroom one has a double glazed window to the front, ceiling light, power point, door to the airing cupboard with a hot water cylinder and a door opening to a cupboard/wardrobe.

Bedroom two has a double glazed window to the rear enjoying a far reaching rural outlook. There is a ceiling light, gas fire, power point and inspection hatch to the roof space.

Bedroom three has a double glazed window to the front, a recessed alcove suitable for a wardrobe fitment, ceiling light, gas fire and a single power point. Off the landing, a door opens into a wet room (formerly a bathroom). The wet room now has a shower facility, pedestal wash hand basin, a low flush WC, ceiling light, curtained shower area, extractor fan fan, two opaque double glazed windows to the rear and a downflow electric heater.

On the landing a door opens into a large walk-in storage cupboard.

#### OUTSIDE

The property is situated in a cul-de-sac position and is approached at the end of the cul-de-sac where there is parking for motor vehicles, a pathway gives access to an opening gate into the rear garden with a pathway to the front door. There is a lawn garden to the front and a pathway leads across the side of the house around to the rear.

#### REAR GARDEN.

The good size rear garden has a level patio with a lawn garden, panelled fencing to both side boundaries with a pathway continuing to the rear of the garden where there is a low brick retaining wall and a further garden area and a garden shed.

#### SERVICES

All mains services are connected, and telephone to BT regulations

## ROOMS AND SIZES

Lounge/Dining Room

6.83m x 3.45m max (22'5" x 11'4" max)

Kitchen/Breakfast Room 3.45m x 2.95m (11'4" x 9'8")

Study 2.54m x 1.73m (8'4" x 5'8")

Bedroom One 3.48m x 3.56m (11'5" x 11'8")

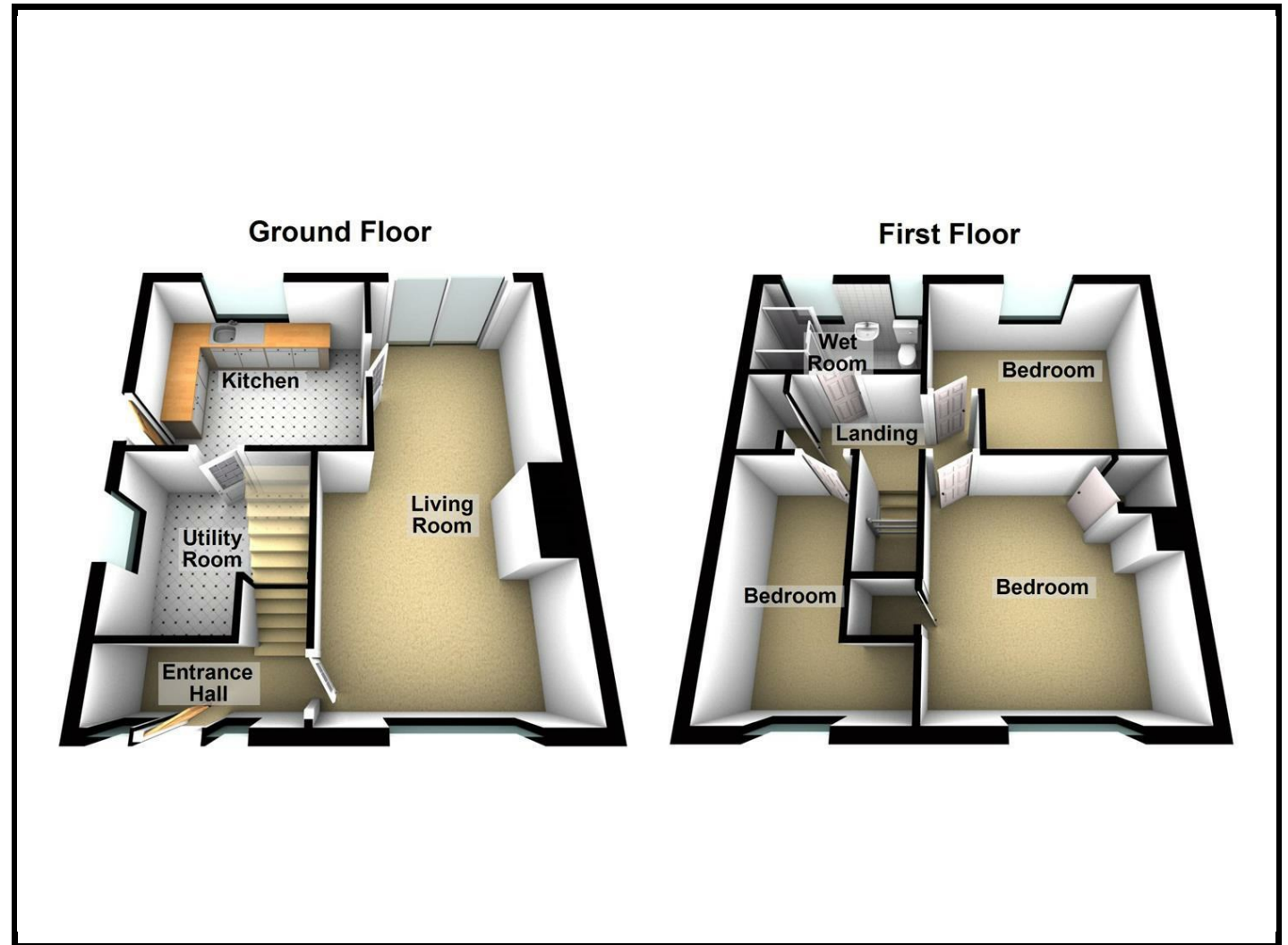
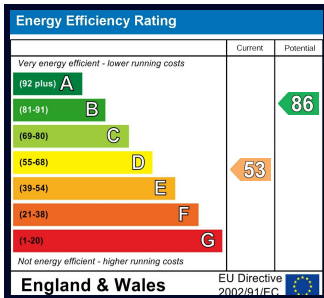
Bedroom Two 3.48m x 2.97m (11'5" x 9'9")

Bedroom Three 3.53m x 1.73m (11'7" x 5'8")

## 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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