



8 Silurian Close, Leominster, HR6 8SR. No Onward Chain £160,000

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Leominster
HR6 8SR**

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PROPERTY FEATURES

- End Of Terrace Bungalow
- 2 Bedrooms
- Lounge/Dining Room
- Kitchen
- Conservatory
- Shower Room
- Gas Central Heating & Double Glazed
- Gardens To Front And Rear
- Close By Parking
- Walking Distance Of The Town Centre



To view call 01568 616666



Situated in a tucked away position not far from Leominster's town centre and amenities a surprisingly spacious, end of terrace bungalow offering gas fired centrally heated and UPVC double glazed accommodation to include a reception hall, lounge/dining room, kitchen, rear conservatory, 2 good size bedrooms, shower room, outside easy to maintain gardens to front and rear and unrestricted parking close by.

Silurian Close is well positioned for Leominster's town centre and amenities to include a nearby train station with regular train services to the city of Hereford and Leominster's town centre has a range of shops, supermarkets, cafes, library and restaurants.

Details of 8 Silurian Close, Leominster are further described as follows:

A UPVC entrance door opens into a reception hall having a ceiling light, smoke alarm and a door opening into the L shaped lounge/dining room.

The spacious lounge/dining room has a feature fireplace with provision for an electric fire, plenty of power points, TV aerial point, room for a dining table, a UPVC double glazed window looking into a rear conservatory and a sliding door giving access into the kitchen.

The kitchen has a working surface with an inset sink unit with cupboards and drawer under and further working surfaces with cupboards and drawers under. There is also space and plumbing for a washing machine, space for a fridge, space for a gas cooker and an extractor hood over. The kitchen has matching eye-level cupboards, glass fronted display cabinet, tiled splashbacks and a UPVC double glazed window to front. From the lounge/dining a double glazed sliding door gives access into a rear conservatory. The conservatory has a light, power points, cold water tap and UPVC double glazed windows overlooking the courtyard garden and UPVC French doors giving access to the outside.

From the reception hall a door opens into a boiler cupboard housing an Ideal gas fired

combination boiler heating hot water and radiators as listed.

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

From the lounge/dining room a door opens into bedroom two.

Bedroom two is also a good size bedroom having wall lighting a UPVC double glazed window looking into the rear conservatory. From the reception hall a door opens into a shower room having a suite in white to include a shower cubicle with sliding door and a Mira electric shower over, wash hand basin with vanity unit under and a low flush W.C. The shower room is tiled from floor to ceiling height, heated towel rail and a UPVC double glazed window to front.

OUTSIDE.

The property is in a tucked away position off Silurian Close and is accessed along a pedestrian pathway with a wrought iron gate giving access onto the front garden with a slabbed pathway leading to the front door. For easy maintenance the front garden has been laid to Astro turf, also raised beds, borders and attractive wall and wrought iron fencing to boundaries.

REAR GARDEN.

The property enjoys a most private and secure courtyard style garden which has been laid to patio slabs throughout and also has a summer house, storage shed and gated access to the rear.

SERVICES.

All mains services are connected and gas fired central heating via a combination boiler system.



ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 5.26m x 4.42m (17'3" x 14'6")

Kitchen 2.03m x 1.91m (6'8" x 6'3")

Conservatory 4.27m x 2.01m (14' x 6'7")

Bedroom One 3.99m x 2.36m (13'1" x 7'9")

Bedroom Two 3.38m x 2.13m (11'1" x 7')

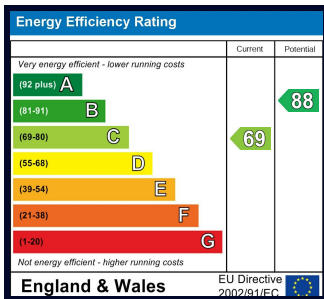
Shower Room

Rear Garden

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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