



**JonathanWright**  
estate agents



**94 Buckfield Road, Leominster, HR6 8SQ. No Onward Chain £250,000**



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Leominster  
HR6 8SQ**

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### **PROPERTY FEATURES**

- **Detached Bungalow**
- **2 Bedrooms**
- **Lounge/Dining Room**
- **Fitted Kitchen**
- **Bathroom**
- **Gardens To Front And Rear**
- **Gas Central Heating**
- **UPVC Double Glazed**

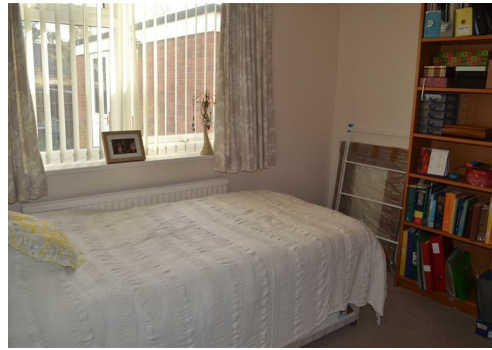


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Situated on the attractive and sought after Buckfield Road development, a modern and well presented bungalow offering UPVC double glazed and gas fired centrally heated accommodation to include: a reception hall, spacious and light lounge/dining room, modern fitted kitchen, 2 good size bedrooms, bathroom and outside a lawned garden to front, a private garden to rear, driveway with parking for several vehicles and a detached garage.

The property is situated in a cul-de-sac position and close by are attractive walks along Linea Parkland and also with-in walking distance is a Morrisons supermarket with café and restaurant. A Hopper Bus service stopS close by with regular buses to the town centre offering a wealth of amenities including shops, supermarkets, cafes, restaurant's, library and train station with regular services to the nearby cathedral city of Hereford.

A UPVC double glazed entrance door opens into an L shaped reception hall having an inspection hatch to the loft space above, fire alarm and doors off to the accommodation. The spacious and light lounge/dining room has a full length UPVC double glazed window to front, a UPVC double glazed window to side, plenty of power points and room for a dining table.

The modern, well fitted kitchen has a working surface with an inset stainless steel sink unit with cupboard, tray shelf and space and plumbing for a washing machine under and the working surfaces continue with base units under of cupboards and drawers and an integral fridge. Built into the working surface is a 4 ringed gas hob with a concealed extractor hood with light over and a matching gas oven under. The kitchen has a range of matching eye-level cupboards, tiled splashbacks, a UPVC double glazed window to front and vinyl floor covering. From the reception hall a door opens into a

boiler cupboard housing a Worcester gas fired combination boiler heating hot water and radiators as listed and also a second door opening into a useful cloaks cupboard with shelving.

Bedroom one is a good size double bedroom has a UPVC double glazed window to rear with an attractive outlook over gardens and also has ample room for bedroom furniture. Bedroom two has a useful built-in wardrobe fitment and a UPVC double glazed window to rear.

From the reception hall a door opens into the bathroom having suite in white to include a side panelled bath, pedestal wash hand basin, low flush W.C. There are tiled splashbacks and frosted UPVC double glazed window to side.

#### OUTSIDE.

The property is situated an attractive and most sought after position on the Buckfield Road development and is accessed over pedestrian pathway and onto a driveway with parking for vehicles. There is a lawn garden to front with an attractive shrub borders and the driveway continues through wrought iron gates to the side of the property with additional parking.

At the end of the driveway an up and over door gives access into a detached garage.

#### GARAGE.

Having power, lighting and a door to side.

#### REAR GARDEN.

The property enjoys a private and attractive rear garden with a slab patio seating area, lawn garden with pretty borders and beds and at the end of the garden is a further patio seating area.

#### SERVICES.

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

## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 5.64m x 3.45m(max) (18'6" x 11'3"(max))

Kitchen 2.82m x 2.36m (9'3" x 7'9")

Bedroom One 3.45m x 2.95m (11'4" x 9'8")

Bedroom Two 2.84m x 2.49m (9'4" x 8'2")

Bathroom

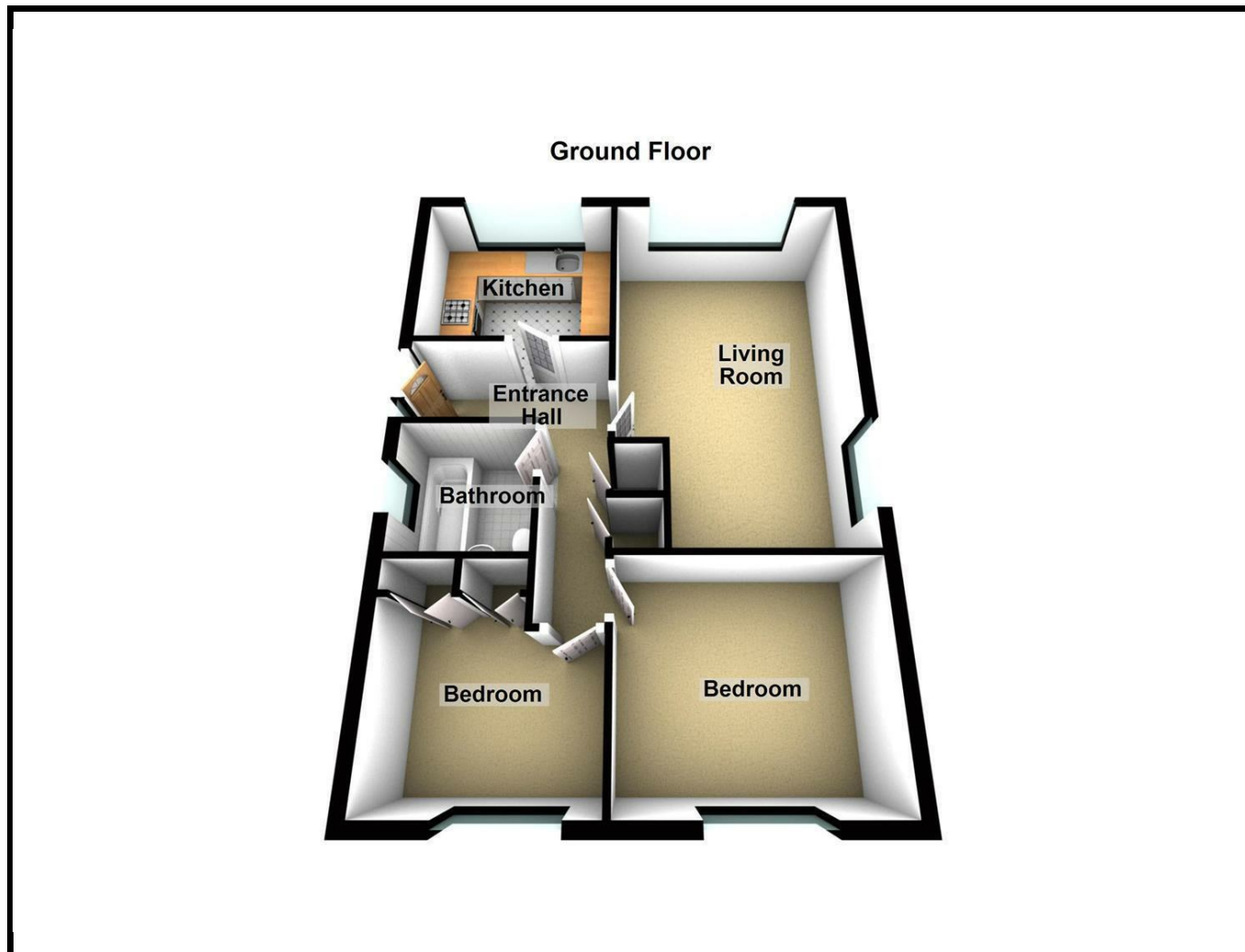
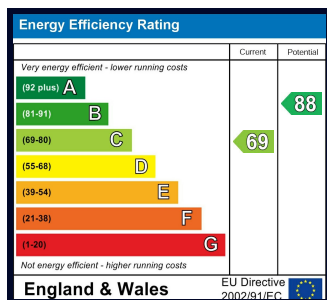
Garage 4.88m x 2.69m (16' x 8'10")

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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