



JonathanWright
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82 Etnam Street, Leominster, HR6 8AN. No Onward Chain £230,000

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Leominster
HR6 8AN**

No Onward Chain £230,000

PROPERTY FEATURES

- **A Spacious Town House**
- **3 Good Size Bedrooms**
- **En-Suite and Family Bathroom**
- **Sitting Room with Bay Window**
- **Dining Room**
- **Rear Lobby**
- **Ground Floor Cloakroom/W.C.**
- **Cellar**
- **South Facing Rear Garden**
- **Unrestricted Parking To Front**

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A well presented and spacious town house offering gas fired centrally heated accommodation to include a recess porch, reception hall, sitting room with fireplace, dining room, kitchen/breakfast room, rear lobby, ground floor W.C, 3 good size bedrooms, ensuite shower room, main family bathroom, cellar and outside unrestricted parking to front and a good size south facing garden to rear.

The property is situated along Etnam Street and is close to the Leominster's amenities to include a nearby train station, shops, supermarkets, cafes, restaurants and only a short walk away is the attractive Grange Park and Priory Church.

The property is sold with no-ongoing chain.:

To the front is a recess porch with a glazed panelled entrance door opens into into a reception hall having vinyl floor covering and a door giving access into the dining room.

The dining room has ample space for a family size dining table, picture rail and a feature archway giving access into the sitting room.

The sitting room has an attractive bay window to the front, an original fireplace with a solid fuel grate, plenty of power points and telephone point subject to BT regulations.

From the dining room a door opens into the kitchen/breakfast room having a working surface with an inset stainless steel sink unit with cupboards and integral dishwasher under. There are further working surfaces with base units to include cupboards and drawers, also a planned space and plumbing for a washing machine under. Built into the working surface is a Lamona gas hob with a concealed extractor fan with light over and an electric fan assisted oven under. The kitchen has a range of matching eye-level cupboards, tiled splashbacks, a UPVC double glazed window overlooking gardens to rear, tiled flooring and also situated in the kitchen is a Worcester gas fired combination boiler heating hot water and radiators as listed.

From the kitchen a door opens into a rear lobby having lighting, power points and a door giving access into a ground floor cloakroom/W.C.

The cloakroom/W.C has a low flush W.C, pedestal wash hand basin, a frosted UPVC double glazed window to side and an extractor fan.

French doors give access to the rear gardens. A door from the kitchen gives access to stairs leading down to a useful cellar having lighting and

power.

From the reception hall a staircase rises up to the first floor landing having a window to rear, smoke alarm, door into an airing cupboard with shelving and radiator and a door off to bedroom one.

The good size double bedroom has two sash windows to front, ample room for bedroom furniture and an archway giving access into an en-suite shower room.

The en-suite has a corner shower cubicle with an electric Mira shower over, pedestal wash hand basin, low flush W.C, tiled splashbacks, extractor fan and a vanity light with shaver socket.

Off the first floor landing a door opens into the main family bathroom having a suite to include a side panelled bath with a mains fed shower over, pedestal wash hand basin and a low flush W.C. There are also tiled splashbacks, a frosted UPVC double glazed window to rear and a door into a useful cupboard with shelving.

From the first floor landing a staircase rises up to the second floor landing having a smoke alarm, inspection hatch to the loft space above and doors off to the second floor bedrooms.

Bedroom two is also a generously size bedroom having a sash window to front and a built-in wardrobe fitment with box storage over.

Bedroom three has a UPVC double glazed window to rear.

OUTSIDE.

The property is situated in a prominent and convenient position, close to Leominster's town centre and amenities with unrestricted parking to front.

REAR GARDEN.

The property enjoys a good sized, south facing rear garden having outside lighting, a cold water tap and the gardens include a gravelled garden area with raised border and also a lawn garden continuing to the rear with a useful timber built storage shed. The property has fencing to boundaries and also gated access which leads across neighbouring gardens to an alleyway at the side, providing rear access.

AGENTS NOTE.

Neighbouring properties have occasional access along the rear of No 82 to the side passageway.

SERVICES.

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

ROOMS AND SIZES

Reception Hall

Dining Room 3.28m x 3.20m (10'9" x 10'6")

Sitting Room 3.58m x 3.15m (11'9" x 10'4")

Kitchen/Breakfast Room 4.14m x 2.64m (13'7" x 8'8")

Rear Lobby 2.92m x 1.52m (9'7" x 5')

Ground Floor Cloakroom/W.C.

Cellar 4.09m x 3.20m (13'5" x 10'6")

Bedroom One 4.17m x 3.25m (13'8" x 10'8")

En-suite/Shower room

Family Bathroom

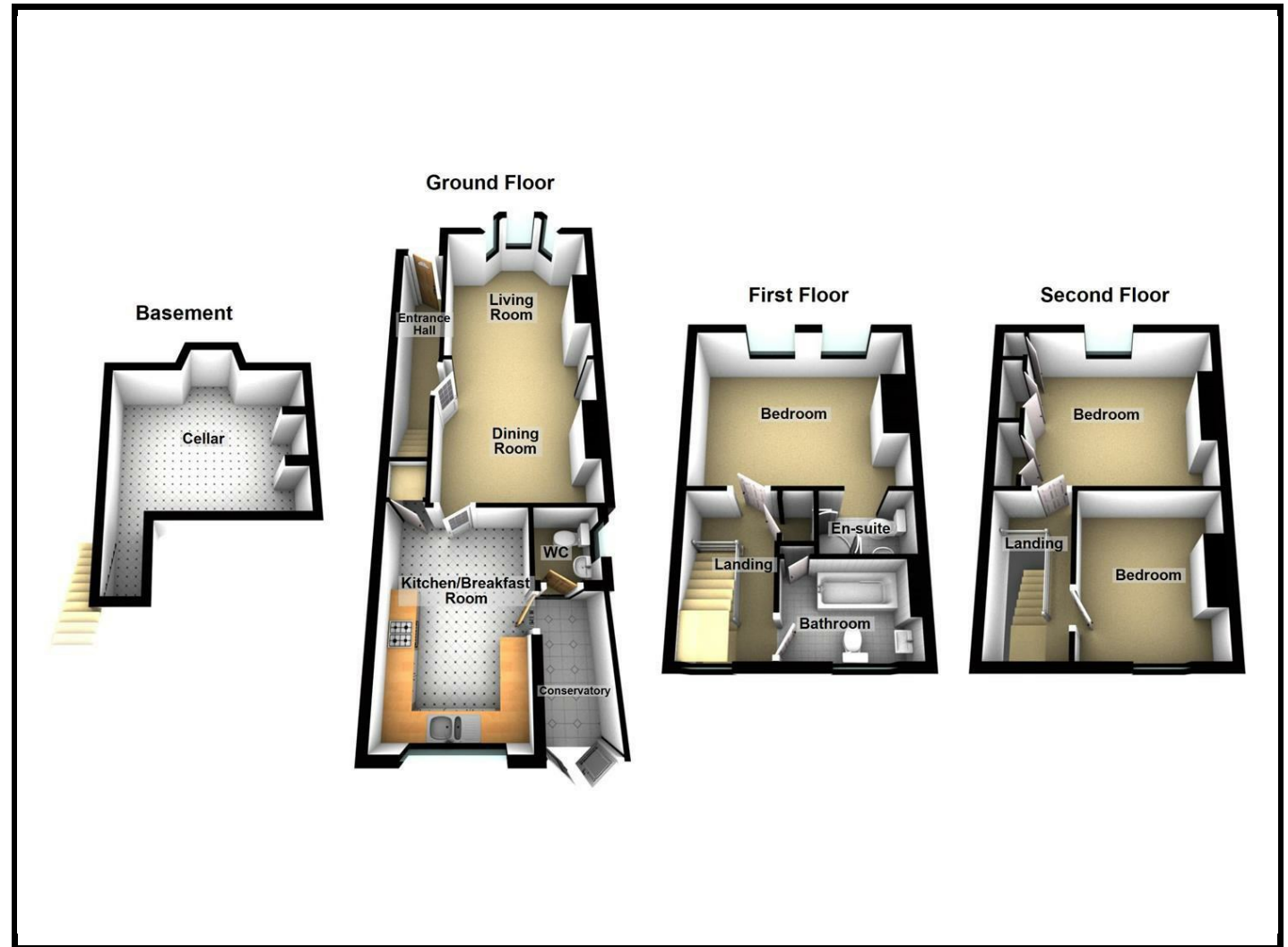
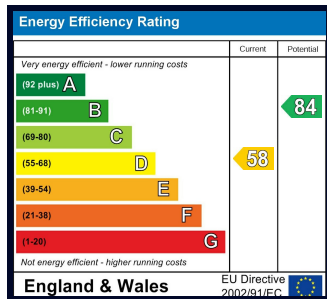
Floor Bedroom Two 3.56m x 3.28m (11'8" x 10'9")

Bedroom Three 3.28m x 2.62m (10'9" x 8'7")

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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