



**30 Newlands Road, Leominster, Herefordshire HR6 8HN. £239,950**

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HR6 8HN**

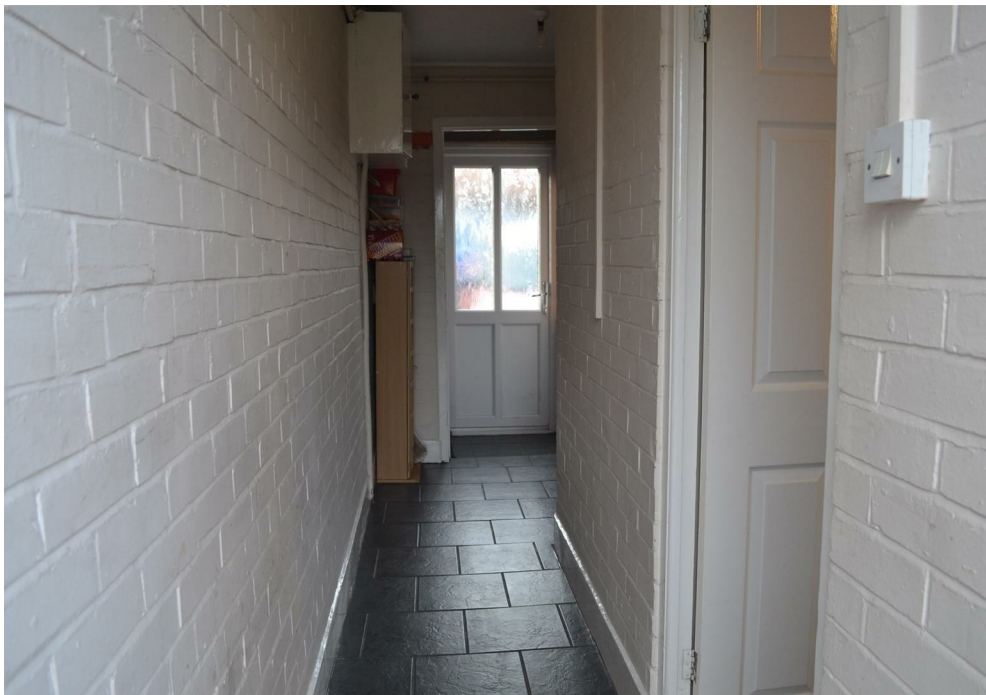
**£239,950**

### **PROPERTY FEATURES**

- Terraced House
- 3 Bedrooms
- Lounge
- Kitchen/Dining Room
- Passageway/Utility Area
- Bathroom
- Gas Fire Central Heating
- Secure Rear Garden
- Parking For A Vehicle



**To view call 01568 616666**



Situated in a respected residential position a spacious and well presented terraced house offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, lounge with fireplace, kitchen/dining room, side hallway/utility, 3 good sized bedrooms bathroom with shower and outside a driveway to front with parking for a vehicle and a large secure garden to rear with storage sheds. Newlands Road is well positioned for Leominster's town centre and amenities to include a nearby Morrisons supermarket, doctors surgery with pharmacy and Leominster's town centre has a further range of shops, cafes, restaurants, good schooling and a train station with regular train services to the nearby cathedral city of Hereford.

Details of 30 Newlands Drive, Leominster are further described as follows:

The property is a well presented and spacious terraced house of brick construction under a tiled roof.

A feature archway leads into a porch having UPVC double glazed windows to either side, tiled flooring and a UPVC entrance door opening into a reception hall.

The welcoming reception hall has vinyl floor covering, telephone points subject to BT regulations and Karndean flooring throughout the ground floor accommodation.

From the reception hall a door opens into the lounge. The good size, spacious, light lounge has a double aspect of a UPVC double glazed window to front, UPVC double glazed French doors to rear and also a fireplace with a gas living flame and coal effect fire. The lounge has wall lighting, plenty of power points and a continuation of the Karndean flooring.

From the reception hall a door opens into the kitchen/dining room. The well fitted kitchen has a working surface with an inset, stainless steel sink unit, space and plumbing under for a washing machine and working surfaces continues with base units under of cupboards, drawers and a corner cabinet. There is space for a tumble dryer, room for an upright fridge/freezer and a further working surface with cupboards and drawers under. The kitchen has a range of matching eye-level cupboards, matching glass fronted display cabinets, space for a gas cooker and a stainless steel extractor hood with light over. The kitchen has tiled splashbacks, a UPVC double glazed window with an attractive outlook over the rear garden and also room for a dining table.

From the kitchen/dining room a door opens into a useful side passage/utility having a UPVC double glazed door giving access to the front, a UPVC door giving access to rear gardens and tiled flooring throughout. There is a utility area with power point and radiator, a latch and lever door into a useful storage cupboard housing a Worcester gas fired boiler.

From the reception hall a staircase rises and turns up to the first floor landing having a UPVC double glazed window to front, inspection hatch to the loft space above and a door into a linen cupboard with shelving. Doors from the landing lead off to the bedrooms and bathroom as listed.

Bedroom one is a good size double bedroom with ample room for bedroom furniture, a UPVC double glazed window to rear with an attractive view over rooftops across to nearby countryside and also a telephone extension point.

Bedroom two is also a good size double bedroom having a UPVC double glazed window to rear and plenty of power points.

Bedroom three has a UPVC double glazed window to front and a built-in wardrobe fitment with hanging rail and shelving.

From the landing a door opens into the bathroom. The good size bathroom has a side panelled bath, shower cubicle with a Triton electric shower over, pedestal wash hand basin and a low flush. The bathroom has inset lighting, tiled splashbacks, frosted UPVC double glazed window to front, a chrome towel rail and a radiator.

#### OUTSIDE.

The property is situated in a mature and respected residential position and is accessed to the front over a pedestrian pathway and through wrought iron gates onto a driveway with parking for a vehicle. There are stoned gardens, outside lighting and well maintained boundaries.

#### REAR GARDEN.

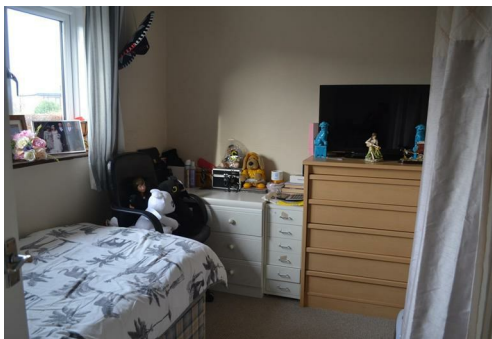
The rear large, secure garden is ideal for young families and keen gardeners alike, having a patio seating area and an outside cold water tap. Steps lead down to the main garden which is laid to lawn, a pathway leading along the garden to rear with fencing to boundaries and a timber built storage shed and also a workshop with power and lighting. The good size rear garden, (subject to any local authority regulations) offers great potential for extending the property.

#### SERVICES.

The property has all mains services connected, gas fired central heating and telephone subject to BT regulations. Council Tax Band B. Payments made to Herefordshire Council.

#### AGENTS NOTE.

Both gas and electric meters are pre-payment meters.



## ROOMS AND SIZES

Reception Hall

Lounge 5.59m x 3.12m (18'4" x 10'3")

Kitchen/Dining Room 3.68m x 2.97m (12'1" x 9'9")

Passageway/Utility Area

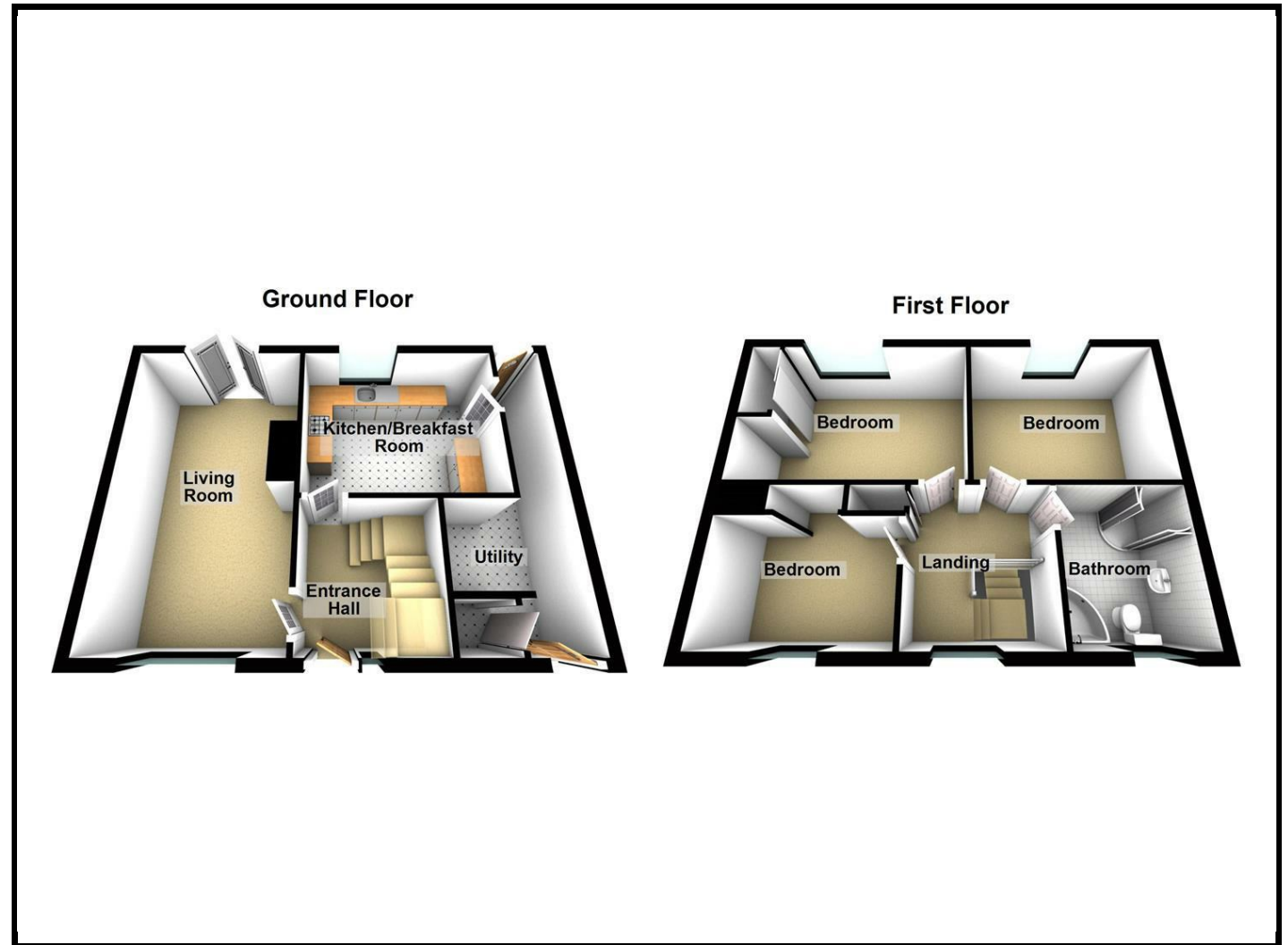
Bedroom One 4.27m x 2.79m (14' x 9'2")

Bedroom Two 3.56m x 2.84m (11'8" x 9'4")

Bedroom Three 3.10m x 2.06m (10'2" x 6'9")

Bathroom

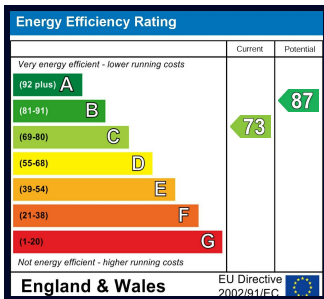
Rear Garden



## PROPERTY INFORMATION

Council Tax Band - B

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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