



JonathanWright
estate agents



43 Clingo Road, Leominster, HR6 8UD. No Onward Chain £205,000

**43 Clingo Road
Leominster
HR6 8UD**

No Onward Chain £205,000

PROPERTY FEATURES

- **Semi-Detached Bungalow**
- **2 Bedrooms**
- **Sitting Room**
- **Fitted Kitchen**
- **Shower Room**
- **Gas Central Heating**
- **Single Garage**
- **Driveway With Parking**
- **Gardens To Front And Rear**



To view call 01568 616666



Situated in a pleasant and sought after residential position a semi-detached bungalow offering double glazed and centrally heated living accommodation having a lounge, small but compact kitchen, 2 bedrooms, shower room and outside gardens to both front and rear, private drive to the side and the benefit of a single garage.

Clingo Road is on the western side of Leominster and within walking distance of a Morrisons supermarket, a regular Hopper Bus service into Leominster's main town centre.

The bungalow is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents. Details of 43 Clingo Road, Leominster are further described as follows:

The property is a semi-detached bungalow of brick and part rendered elevations under a tiled roof.

There is outside lighting and an entrance door from the side of the bungalow opens into the reception hall.

The L shaped reception hall has a ceiling light, inspection hatch to roof space above, panelled radiator, a power point and a door opening into an airing cupboard housing the gas fired combination boiler and shelving. A door from the reception hall opens into the lounge having an ornamental feature fireplace with an electric fire inset, 2 ceiling lights, moulded ceiling cornice, power points, TV aerial point, 2 panelled radiators and a sliding double glazed patio door opening into the gardens to the rear .

A door from the lounge opens into the L shaped kitchen having working surfaces and an inset a one and a half bowl, single drainer sink unit. There is a planned space for an electric cooker, also planned space and plumbing for a washing machine, cupboards and drawers, and eye level cupboards. The

kitchen has tiled splashbacks, double glazed window to rear, lighting, power, also a planned space for a fridge or fridge/freezer and a panelled radiator.

From the reception hall there are doors opening into bedrooms.

Bedroom one. (The larger measurement goes into a double glazed bay window to front). The bedroom has a panelled radiator, power points and a ceiling light.

Bedroom two has a double glazed window to front, lighting and power.

From the reception hall a door opens into a shower room. (previously a bathroom).

The shower room has an enclosed shower cubicle with a Triton electric shower over, a pedestal wash hand basin and a low flush W.C. There is an opaque window to side, extractor fan, ceiling light and a vertical heated towel rail/radiator.

OUTSIDE.

The bungalow is situated at the entrance to Clingo Road, having a lawn garden to front, tarmac driveway with parking for motor vehicles and a gate to the side giving access into the enclosed rear gardens. The bungalow also has the benefit of a single garage.

GARAGE.

The garage has a metal up and over front door, concrete floor, power, lighting, some roof storage space above and a door to the rear opening into the garden.

REAR GARDEN.

The garden to rear has a flagged patio area, a small lawned garden attractive floral and shrub gardens and borders and panelled fencing to the boundaries.

SERVICES.

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

ROOMS AND SIZES

Reception Hall

Lounge 5.26m x 3.35m (17'3" x 11')

Kitchen 2.34m x 2.03m (7'8" x 6'8")

Bedroom One 4.11m(max) x 2.95m (13'6"(max) x 9'8")

Bedroom Two 2.36m x 2.03m (7'9" x 6'8")

Shower Room

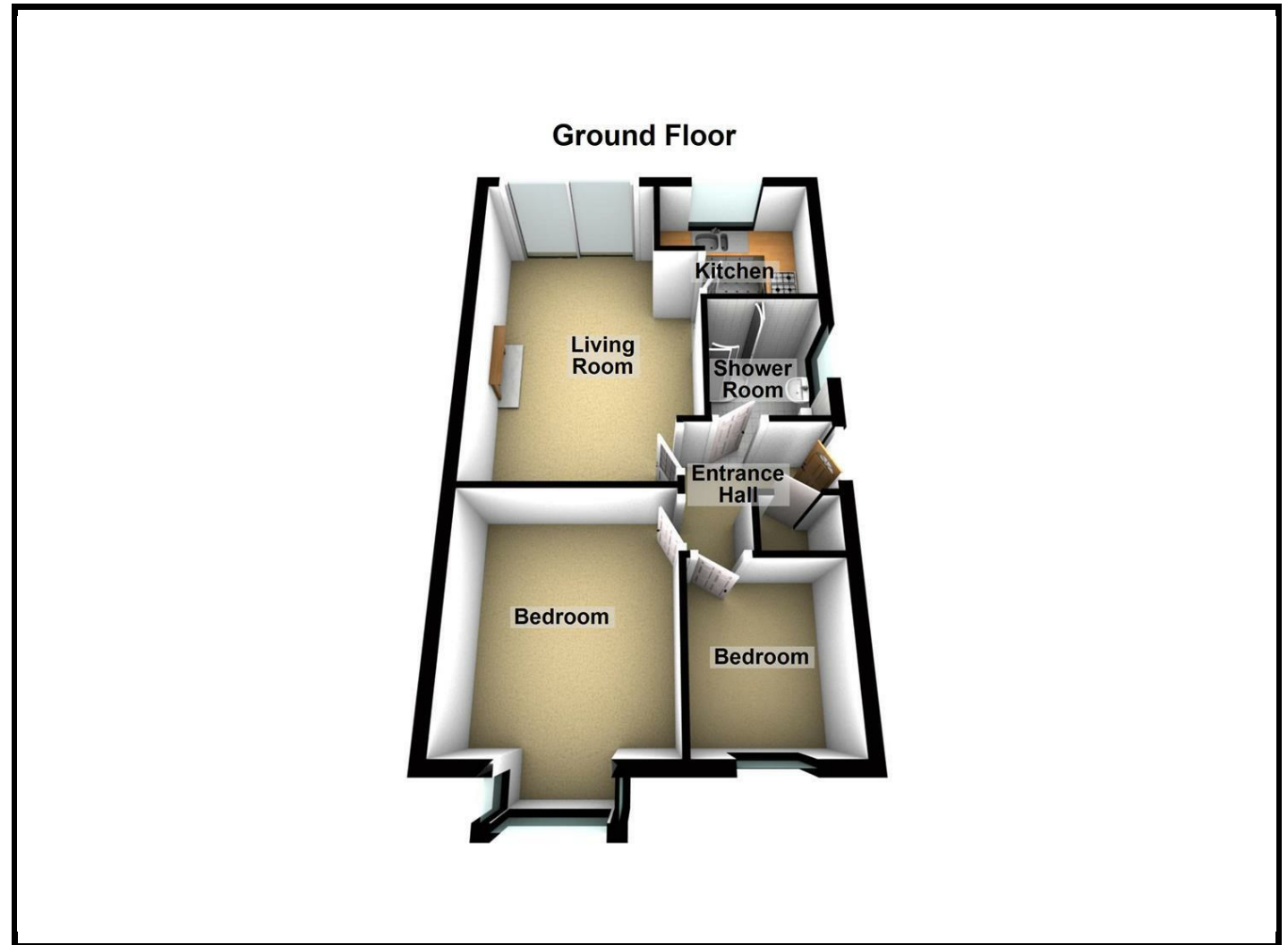
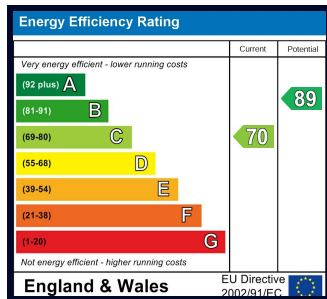
Garage 5.31m x 2.36m (17'5" x 7'9")

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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