



**13 School Lane, Leominster, HR6 8AA. No Onward Chain £145,000**



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Leominster  
HR6 8AA**

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### **PROPERTY FEATURES**

- **Town Cottage**
- **2 Bedrooms**
- **Sitting Room**
- **Retro Style 1950's Kitchen**
- **Exposed Timbers**
- **Patio Rear Garden**
- **Off Town Centre Position**
- **Permit Parking**



**To view call 01568 616666**



**JonathanWright**  
estate agents



A recently modernised cottage situated just off Leominster's main town centre offering character living accommodation with a retro 1950's kitchen, sitting room, 2 bedrooms, shower room, all gas fired centrally heated, patio garden to rear and residents parking permits available. School Lane is just off Leominster's town centre of Corn square and is within a few moments walking distance of the main shops in this pleasant historical town centre and viewing is strictly by prior appointment with the selling agents. The full particulars of 13 School Lane, Leominster are further described as follows:

The property is a modernised town cottage offering character and well presented living accommodation. An entrance door opens into the sitting room having a feature fireplace, exposed brickwork, a sash cord window to front, panelled radiator, lighting, power, TV aerial point and a door opening into the kitchen.

The kitchen has an attractive retro 1950's original kitchen, fitted with a stainless steel, double drainer sink unit, cupboards drawers under, working surfaces with additional base units of cupboards and drawers. There are matching eye-level cupboards, planned space for an electric cooker and space and plumbing for a washing machine. The kitchen has ceiling downlighters, smoke alarm, a double glazed window to rear and a door opening into the rear garden.

From the sitting room a doored staircase rises up to the first floor landing having a sash cord window to front, panelled radiator, ceiling light, built-in cupboard,

an inner landing and a door opening into bedroom two.

Bedroom two has a sash cord window to front, panelled radiator under, power points, ceiling light and a walk-in wardrobe with hanging rails and light. The inner landing has a panelled radiator and ceiling light, double glazed window to rear, airing cupboard housing the gas fired Worcester combination boiler and a door opening into the shower room.

The shower room has a modern shower with a large walk-in cubical, electric shower over, low flush W.C, built-in vanity wash hand basin, mixer tap and a cupboard under. There is wet wall panelling throughout, extractor fan, ceiling light, vertical heated towel rail/radiator and an opaque double glazed window to rear.

From the first floor landing a staircase rises up to bedroom one. This character bedroom has exposed wall and ceiling timbers, Velux roof light, lighting, smoke alarm, power points, panelled radiator and exposed brick features.

#### OUTSIDE.

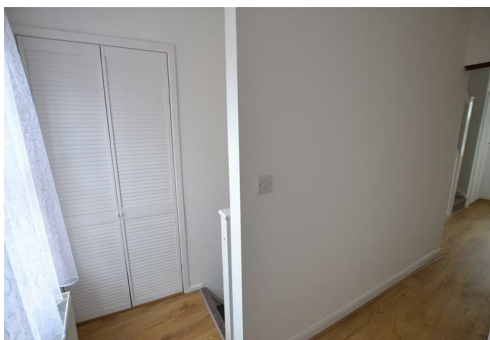
The property is approached directly off School Lane having the benefit of a door to side giving access across a shared covered passageway around to the rear.

#### REAR PATIO GARDEN.

The cottage has a small stoned patio seating area with fencing.

#### SERVICES.

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



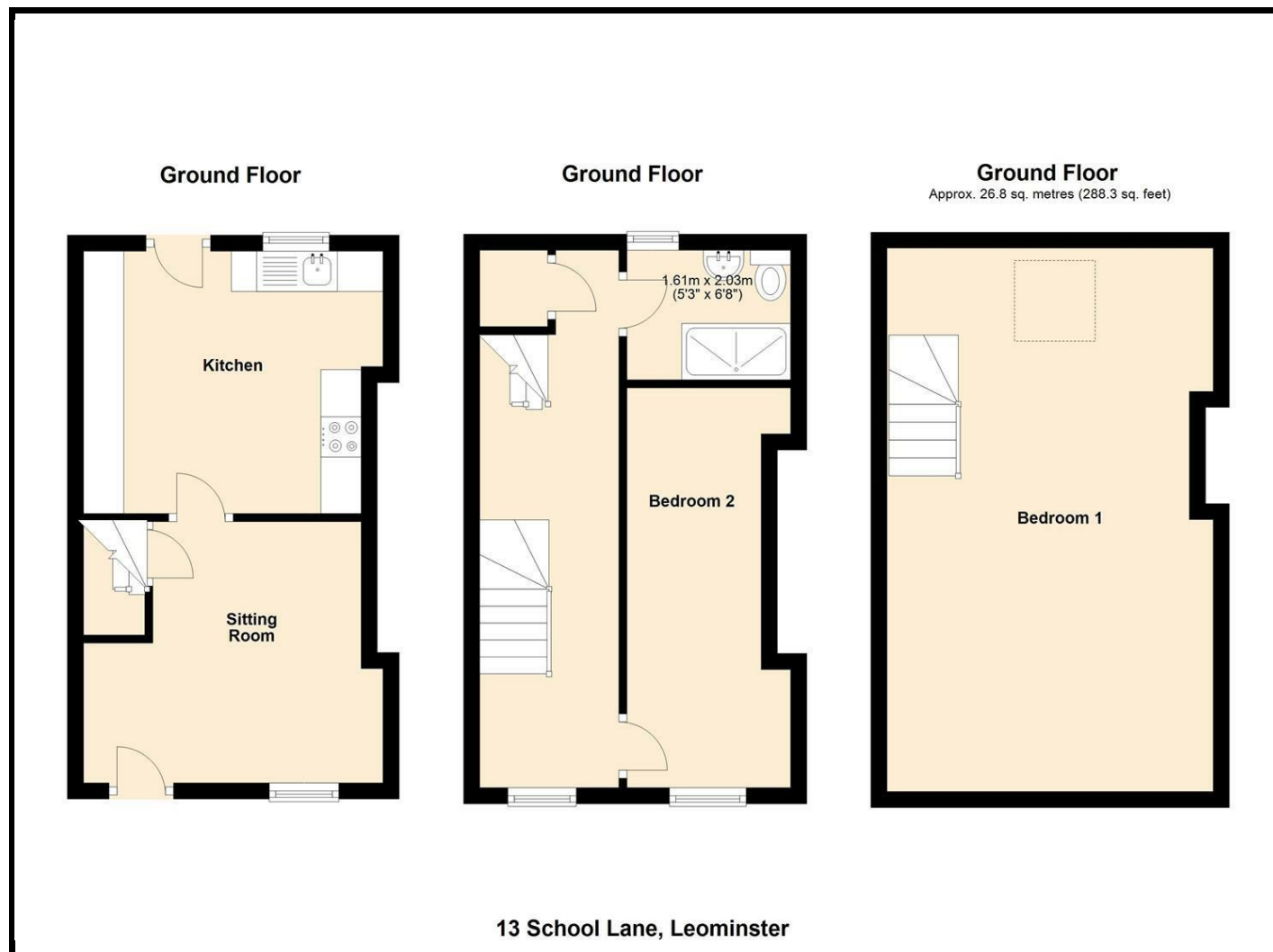
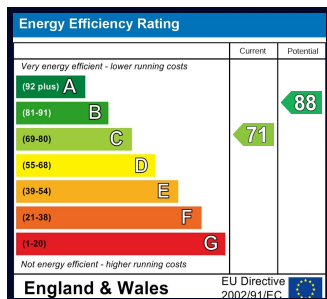


## ROOMS AND SIZES

Entrance Door	
Sitting Room	3.71m x 3.23m (12'2" x 10'7")
Kitchen	3.28m x 2.84m (10'9" x 9'4")
Bedroom Two	3.25m x 1.91m (10'8" x 6'3")
Shower Room	
Bedroom One	5.84m x 4.14m (19'2" x 13'7")
Patio Garden	

## PROPERTY INFORMATION

Council Tax Band -  
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.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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