



**FOR SALE**  
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**10 Falconer Place, Leominster, HR6 8AP. No Onward Chain £195,000**

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### **PROPERTY FEATURES**

- Terraced House
- In Need Of Modernisation
- 3 Bedrooms
- Lounge/Dining Room
- Utility Room
- Shower Room
- Separate W.C.
- Double Glazed & Gas Fire Central Heating
- Gardens To Front And Rear
- Close To To Centre

**To view call 01568 616666**



**JonathanWright**  
estate agents



Falconer Place is a cul-de-sac just a few moments walk of Leominster's main town centre and amenities with the property offering 3 bedroomed living accommodation, all double glazed and gas fired centrally heated, with a lounge/dining room, kitchen, shower room, separate W.C, utility room, gardens to front and rear and unrestricted residents parking to front. Leominster has an excellent range of shopping facilities, railway station and bus station with the cathedral city of Hereford only 12 miles to the south.

The property is offered for sale with no-ongoing chain and viewing is strictly by appointment with the selling agents.

Details of 10 Falconer Place, Leominster are further described as follows:

The property is a terrace house of brick and part rendered elevations under a tiled roof. A sliding double glazed entrance door opens into an enclosed porch from which a double glazed entrance door opens into the reception hall having a panelled radiator and a ceiling light.

From the reception hall a door opens into the lounge/dining room.

The lounge/dining room has a wooden fire surround and a mantle shelf over standing on a raised plinth with a coal and living flame effect gas fire. There are 2 double windows, one to the front and one to the rear, 2 panelled radiators, 2 ceiling lights, power points, TV aerial point and a door opening into the kitchen. The kitchen has a connecting door into a walk-through utility room which leads also into the reception hall.

The L shaped kitchen has a stainless steel, single drainer sink unit, working surfaces and base units of cupboards and drawers. There is space and plumbing for an automatic washing machine, lighting, power, panelled radiator, double glazed window to rear, a double glazed door to the rear and a door opening into a panty.

The utility room has lighting, power and an under stairs storage area.

From the reception hall a staircase rises up to the first floor landing having a ceiling light and

doors off to bedrooms.

Bedroom one has a double glazed window to front, panelled radiator, lighting, power, a door to a wardrobe and also a door opening into an airing cupboard housing the Factory insulated hot water cylinder and immersion heater.

Bedroom two has a ceiling light, panelled radiator, power points, inspection hatch to roof space and a double glazed window to rear.

Bedroom three has a double glazed window to front, panelled radiator, lighting and power.

on the landing there is a door opening into a large walk-in linen cupboard and a door from the landing opening into the modern shower room.

The shower room has an enclosed shower cubicle, ceramic tiled to ceiling height, an electric shower over, wall mounted wash hand basin, panelled radiator, ceiling light and an opaque double glazed window to rear.

To the side of the shower room a door opens into the cloakroom having a low flush W.C, panelled radiator, ceiling light and an opaque double glazed window to the rear.

#### OUTSIDE.

Falconer Place is a cul-de-sac with unrestricted residents parking to the front. A pathway then leads to an entrance door and also continues across the side around to the rear garden.

The front garden is laid with a flagged patio area, raised shrub borders.

#### REAR GARDEN.

The garden is in need of cultivation, timber garden shed, a storage shed and access across the side to the front.

#### AGENTS NOTE.

All mains services are connected and gas fired central heating.

## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room

6.60m x 3.48m (max) (narrowing to 2.64m) (21'8" x 11'5" (max) (narrowing to 8'8"))

Kitchen

3.05m (max) x 3.20m (max) (10' (max) x 10'6" (max))

Utility Room

2.57m x 1.42m (8'5" x 4'8")

Bedroom One

3.45m x 3.40m (11'4" x 11'2")

Bedroom Two

3.45m x 3.15m (11'4" x 10'4")

Bedroom Three

3.56m x 1.98m (11'8" x 6'6")

Shower Room

Separate W.C.

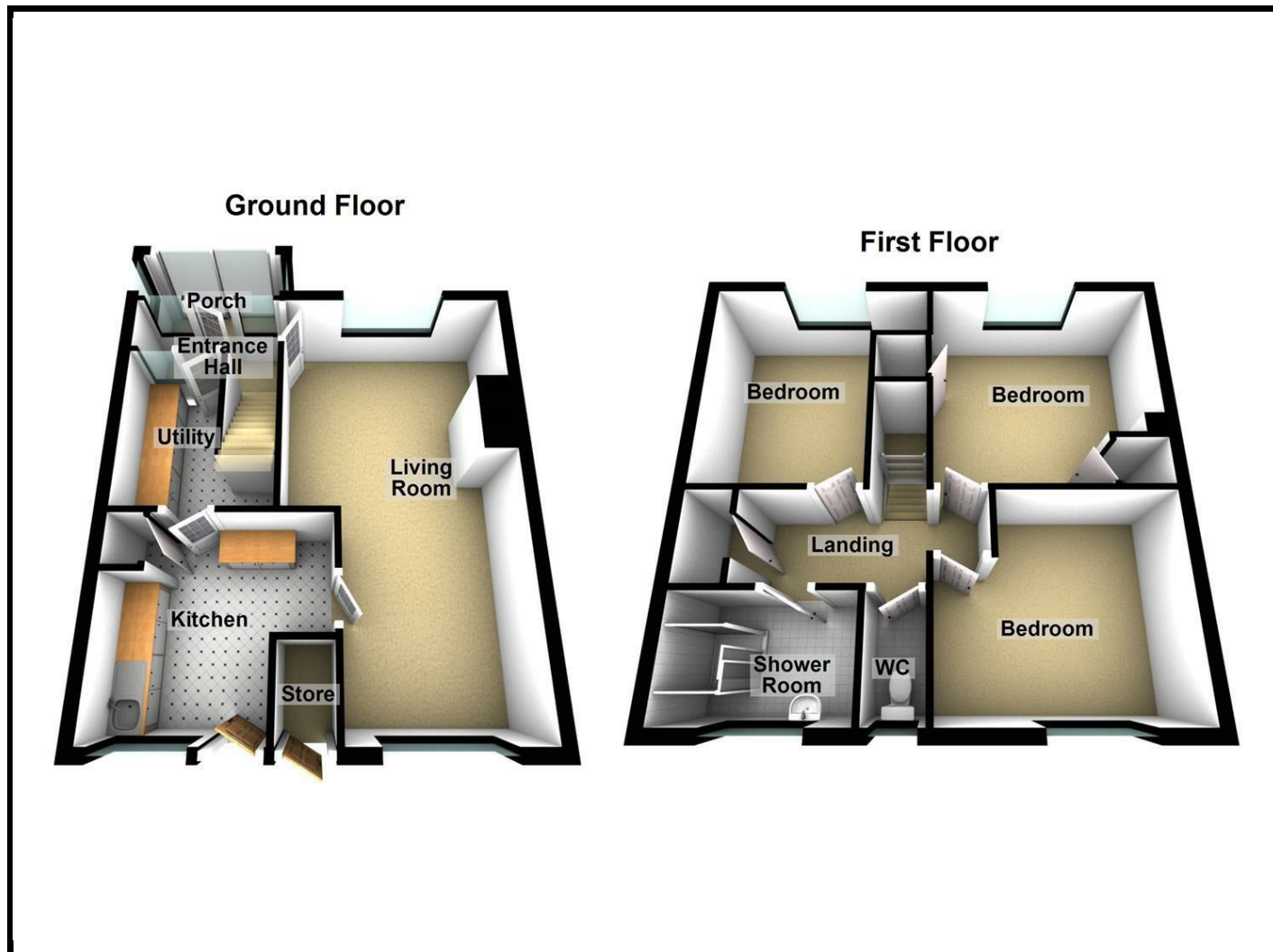
Rear Garden

## PROPERTY INFORMATION

Council Tax Band - B

Property Tenure - Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
England & Wales	
EU Directive 2002/91/EC	



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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