



JonathanWright
estate agents



127 Etnam Street, Leominster, HR6 8AF. £230,000

**127 Etnam Street
Leominster
HR6 8AF**

£230,000

PROPERTY FEATURES

- Terraced Town House
- 3 Bedrooms
- Lounge
- Separate Dining Room
- Fitted Kitchen
- Utility Room
- Family Bathroom
- Small Garden To Front, Large Garden To Rear
- Close To Town Centre

To view call **01568 616666**





Situated just off Leominster's main town centre and amenities a terraced town house offering gas fired centrally heated living accommodation with a recess porch, reception hall, lounge, separate dining room, fitted kitchen with appliance, utility room, 3 bedrooms (one being a small child's bedroom), family bathroom including a shower cubicle and outside a small garden to front, large garden with patio with lawns to rear, all within a few moments walking distance of the town centre.

The full particulars of 127 Etnam Street, Leominster are further described as follows:

A recess porch with entrance an entrance door leads into the reception hall having a mosaic tiled floor, panelled radiator, lighting and an archway with access under and through a leaded glazed door into the dining room. The dining room has a polished oak floor, ceiling light, picture rail, panelled radiator, wood burning stove with heavy timber lintel over and an archway leading through into the lounge.

The lounge has a bay window to front, polished oak floorboarding, an open fireplace with a timber lintel over, lighting, power and a panelled radiator.

From the dining room a door leads through into the kitchen having white fronted units with cupboards and drawers under and working surfaces. Inset into the working surfaces is a 5 ring gas hob, to the side is a fan assisted electric oven with grill in a housing unit and also a one and a half bowl, single drainer sink unit. There is eye-level cupboards, lighting, ceramic tiled floor in the kitchen area, space and plumbing for an automatic washing machine and 2 windows, one to the rear and one to side. Part of the kitchen has quarry tiled flooring with plenty of room for appliances, a wall mounted Worcester gas boiler, lighting, power, radiator and a door opening into a rear utility/porch.

The utility/porch has a tiled floor, window to rear and a door opening to the rear.

A staircase from the reception hall rises up to the first floor landing having a panelled radiator,

lighting, power and doors to the bedroom accommodation.

Bedroom One has 2 windows to front, original cast iron fireplace with mantle shelf over, lighting, power and a panelled radiator.

Bedroom two has a window to rear, panelled radiator, original cast iron fireplace, lighting and power.

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

On the landing a door leads through into the bathroom having a suite in white of a panelled bath, low flush W.C, pedestal wash hand basin and a separate shower cubicle with a Triton electric shower. There is lighting, window to rear and exposed floorboards.

From the landing a doored staircase gives access up to a useful attic space with a roof light and could be converted into living accommodation, subject to obtaining any necessary planning or building regulations.

OUTSIDE.

To the front the property is approached off Etnam Street through an opening gate through a front door.

REAR GARDEN.

A door from the utility/porch opens onto the gardens where there is a good size flagged patio area, a large lawn garden, beyond which there is a gate opening into a further garden area which is presently uncultivated. From this garden there is a footpath giving access onto Pinsley Road where there is unrestricted road side parking.

SERVICES.

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

ROOMS AND SIZES

Reception Hall

Dining Room 4.42m x 3.48m (14'6" x 11'5")

Lounge 3.53m x 3.71m (11'7" x 12'2")

Kitchen 5.84m x 2.03m (19'2" x 6'8")

Utility/Porch 2.59m x 2.49m (8'6" x 8'2")

Bedroom One 3.48m x 3.48m (11'5" x 11'5")

Bedroom Two 3.56m x 3.18m (11'8" x 10'5")

Bedroom Three 2.34m x 1.45m (7'8" x 4'9")

Bathroom

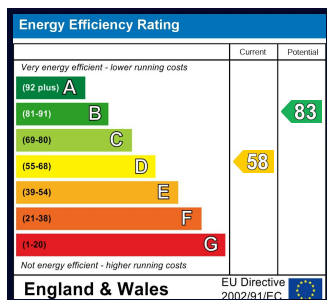
Attic Space

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.

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.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.