



15 The Meadows, Leominster, HR6 8QY. No Onward Chain £215,000

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Leominster
HR6 8QY**

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PROPERTY FEATURES

- **Semi-Detached house**
- **3 Bedrooms**
- **Lounge/Dining Room**
- **Kitchen**
- **Bathroom**
- **Garage**
- **Gardens To Front**
- **Driveway With Parking**
- **West Facing Rear Garden**
- **Close To Town Centre**

To view call 01568 616666





A semi-detached house situated on the popular Meadows development offering accommodation in need of some modernisation and improvement to include a canopy porch, reception hall, lounge/dining room, kitchen, side porch, 3 bedrooms, bathroom and outside gardens to front, a long private drive, detached garage, a large, lawn, patio and vegetable gardens to rear. The property is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents. The full particulars of 15 The Meadows, Leominster are further described as follows:

The property is a semi-detached house of brick construction under a tiled roof. A canopy porch gives access under and through an entrance door into the reception hall having a ceiling light, smoke alarm, night storage heater, telephone point to BT regulations and a door opening into the lounge/dining room. The lounge/dining room has a ceramic tiled fireplace, raised hearth, solid fuel grate inset, a double glazed window overlooking gardens to rear, 2 ceiling lights, night storage heater, power points, TV aerial point, including satellite and a sliding double glazed patio door opening to the rear. From the reception hall a door opens into the kitchen. The kitchen has an inset, stainless steel, single drainer sink unit, working surfaces and base units of cupboards and drawers and eye-level cupboards. There is a planned space for an electric or gas cooker, space and plumbing for an automatic washing machine, ceiling light, double glazed window to front, power points, a door opening into a side porch and a door opening into a pantry with shelving. From the reception hall a staircase rises and turns past a window to front up to the first floor landing having an inspection hatch to the roof space, smoke alarm, ceiling light

and doors off to bedrooms. Bedroom one has a window to rear, ceiling light and power points. Bedroom two has a double glazed window to rear, night storage heater, power points and a ceiling light. Bedroom three has a double glazed window to front, ceiling light and power points. From the first floor landing a door opens into the bathroom having a suite in white of a panelled bath, pedestal wash hand basin and a low flush W.C. There is a ceiling light, an opaque double glazed window to front and a door opening into the airing cupboard housing the Factory insulated hot water cylinder and immersion heater.

OUTSIDE.

The property is approached to the front with a low brick retaining wall, double opening gates opening onto a long tarmac driveway to the side of the property and a lawn garden to front with floral and shrub borders. The drive continues to a detached garage.

REAR GARDEN.

The long, west facing rear garden is laid mainly to lawn with attractive floral and shrub borders. There is an aluminium framed greenhouse, a timber frame garden shed and a vegetable garden all well fenced and secure.

SERVICES.

All mains services are connected and night storage heating.

ROOMS AND SIZES

Reception Hall

Lounge/Dining Room

5.59m x 3.61m (max) (18'4" x 11'10" (max))

Kitchen

3.05m x 2.13m (10' x 7')

Bedroom One

3.66m x 2.59m (12' x 8'6")

Bedroom two

3.66m 0.91m x 2.90m (12' 3" x 9'6")

Bedroom Three

2.24m x 2.13m (7'4" x 7')

Bathroom

Garage

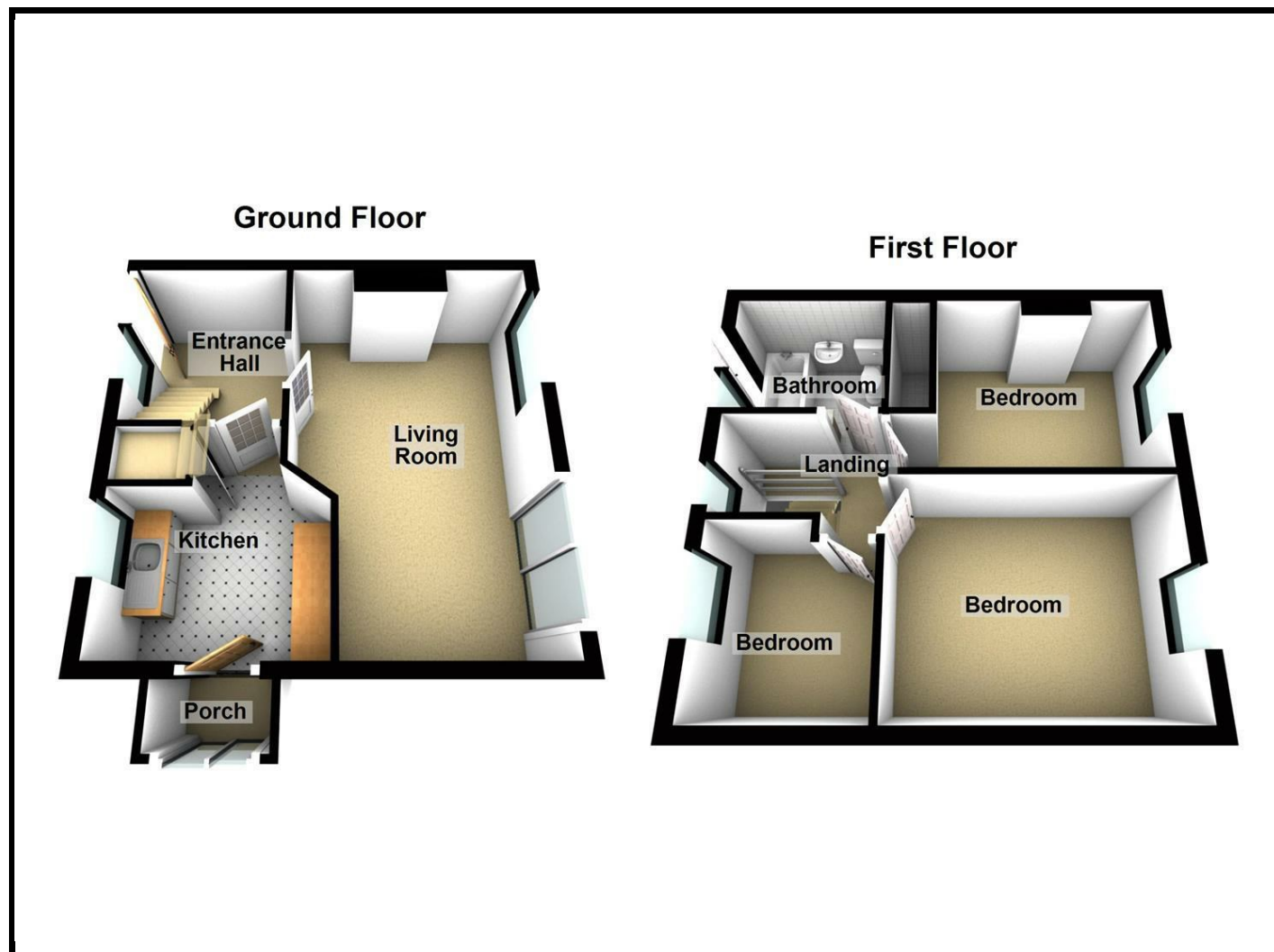
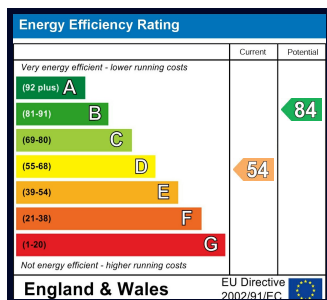
3.96m x 2.44m (13' x 8')

Rear Garden

PROPERTY INFORMATION

Council Tax Band - C

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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