



**JonathanWright**  
estate agents



**16 Battlebridge Close, Leominster, HR6 8TJ. £290,000**



**16 Battlebridge Close  
Leominster  
HR6 8TJ**

**£290,000**

### **PROPERTY FEATURES**

- **Detached House**
- **3 Bedrooms**
- **En-suite**
- **Lounge**
- **Kitchen/dining Room**
- **Ground Floor Cloakroom/W,C.**
- **Family Bathroom**
- **Gardens To Front And Rear**
- **Garage**
- **Close To Town Centre**



**To view call 01568 616666**



**JonathanWright**  
estate agents





### \*\*\*Motivated Sellers, Open to Offers\*\*\*

An attractive and well presented modern detached house situated in a sought after residential position offering gas fired centrally heated and double glazed living accommodation having a reception hall, lounge with wood burning stove, fitted kitchen/dining room with appliances, ground floor cloakroom/W.C, 3 bedrooms, an en-suite/shower room, main family bathroom and outside gardens to front, private driveway, single garage and to the rear is a flagged patio area, lawned gardens, garden shed and all safe and secure with panelled fencing. Battlebridge Close is not far from Leominster's main town centre and amenities, also close to Leominster's leisure centre, swimming pool, schools and railway station.

An internal inspections is recommended of this smart property and viewing is strictly by prior appointment with the selling agents.

Details of 16 Battlebridge Close are further described as Follows:

The property is a detached house of brick construction under a tiled roof.

A canopy porch gives access under and through a composite entrance door into the reception hall.

The reception hall has a panelled radiator, single power point, smoke alarm, lighting and a door opening into a cloakroom.

The cloakroom has a corner mounted wash hand basin, low flush W.C, ceiling light and an opaque double glazed window to front.

From the reception hall a door opens into the lounge having a double glazed window to front and a panelled radiator. There is also a feature of a Clearview wood burning stove, mantle shelf over, a fitted dado rail, power points and a TV aerial point. A doorway opens into the kitchen/dining room. The modern kitchen has units to include an inset stainless steel, one and a half bowl, single drainer sink unit and working surface with base units under of cupboards and drawers. There is planned space for a fridge, also freezer, space and plumbing for an automatic washing machine, dishwasher and a Range Master gas fired cooking range with 5 gas hobs and 2 electric fan ovens. There is a large canopy hood with light over, double glaze window to rear, ceramic tiled floor throughout and plenty of room for a dining table and chairs. The kitchen has lighting, spotlighting, panelled radiator, a door to an under stairs storage cupboard and double opening, double

glazed French doors to the rear. From the reception hall a staircase rises and turns up to the first floor landing having a double glazed window to side, spotlighting, inspection hatch to roof space, single power point, a door opening into the airing cupboard and a door opening into a fitted wardrobe. Doors from the landing lead off to bedrooms. Bedroom one has a double glazed window to front, panelled radiator, lighting, power a built-in double wardrobe and an en-suite/shower room. The en-suite/shower room has an enclosed shower cubical, vanity wash hand basin, cupboard under, enclosed low flush W.C, vertical heated towel rail, tiled floor, ceiling light and an extractor fan. Bedroom two has a double glazed window to rear, panelled radiator, lighting and power. Bedroom three has a double glazed window to front, panelled radiator, lighting and power. From the landing a door opens into the family bathroom. The bathroom has a suite in white of a panelled bath, mixer tap over, shower attachment over, direct from the main hot water system and a vanity wash hand basin with cupboard under. The bathroom has an enclosed low flush W.C, tiled floor, vertical heated town rail/radiator, ceiling light and an opaque double glazed window to rear.

glazed French doors to the rear.

From the reception hall a staircase rises and turns up to the first floor landing having a double glazed window to side, spotlighting, inspection hatch to roof space, single power point, a door opening into the airing cupboard and a door opening into a fitted wardrobe.

Doors from the landing lead off to bedrooms.

Bedroom one has a double glazed window to front, panelled radiator, lighting, power a built-in double wardrobe and an en-suite/shower room.

The en-suite/shower room has an enclosed shower cubical, vanity wash hand basin, cupboard under, enclosed low flush W.C, vertical heated towel rail, tiled floor, ceiling light and an extractor fan.

Bedroom two has a double glazed window to rear, panelled radiator, lighting and power.

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

From the landing a door opens into the family bathroom.

The bathroom has a suite in white of a panelled bath, mixer tap over, shower attachment over, direct from the main hot water system and a vanity wash hand basin with cupboard under. The bathroom has an enclosed low flush W.C, tiled floor, vertical heated town rail/radiator, ceiling light and an opaque double glazed window to rear.

### OUTSIDE.

The property is approached to the front where there is a lawned garden and access to the front door.

There is a tarmac driveway, parking for a motor vehicle and adjoining the property is a single garage.

### GARAGE.

The garage has a metal up and over front door, concreted floor, lighting and a door opening to the rear.

### GARDEN.

The enclosed rear garden is safe and secure having panelled fencing to boundaries. There is a large flagged patio area which runs across the width of the property, also a flagged pathway to side with a gate opening to the front. The main garden is laid to lawn, floral and borders, a second patio seating area, a timber built garden shed and an outside cold water tap.

### SERVICES.

All mains services are connected, gas fired central heating via a Worcester boiler housed in the kitchen.

## ROOMS AND SIZES

Reception Hall

Ground Floor Cloakroom/W.C.

Lounge 4.98m x 4.06m (16'4" x 13'4")

Kitchen/Dining Room 4.95m x 2.69m (16'3" x 8'10")

Bedroom One 3.45m x 2.84m (11'4" x 9'4")

En-suite/Shower room

Bedroom Two 3.10m x 2.79m (10'2" x 9'2")

Bedroom Three 2.34m x 2.06m (7'8" x 6'9")

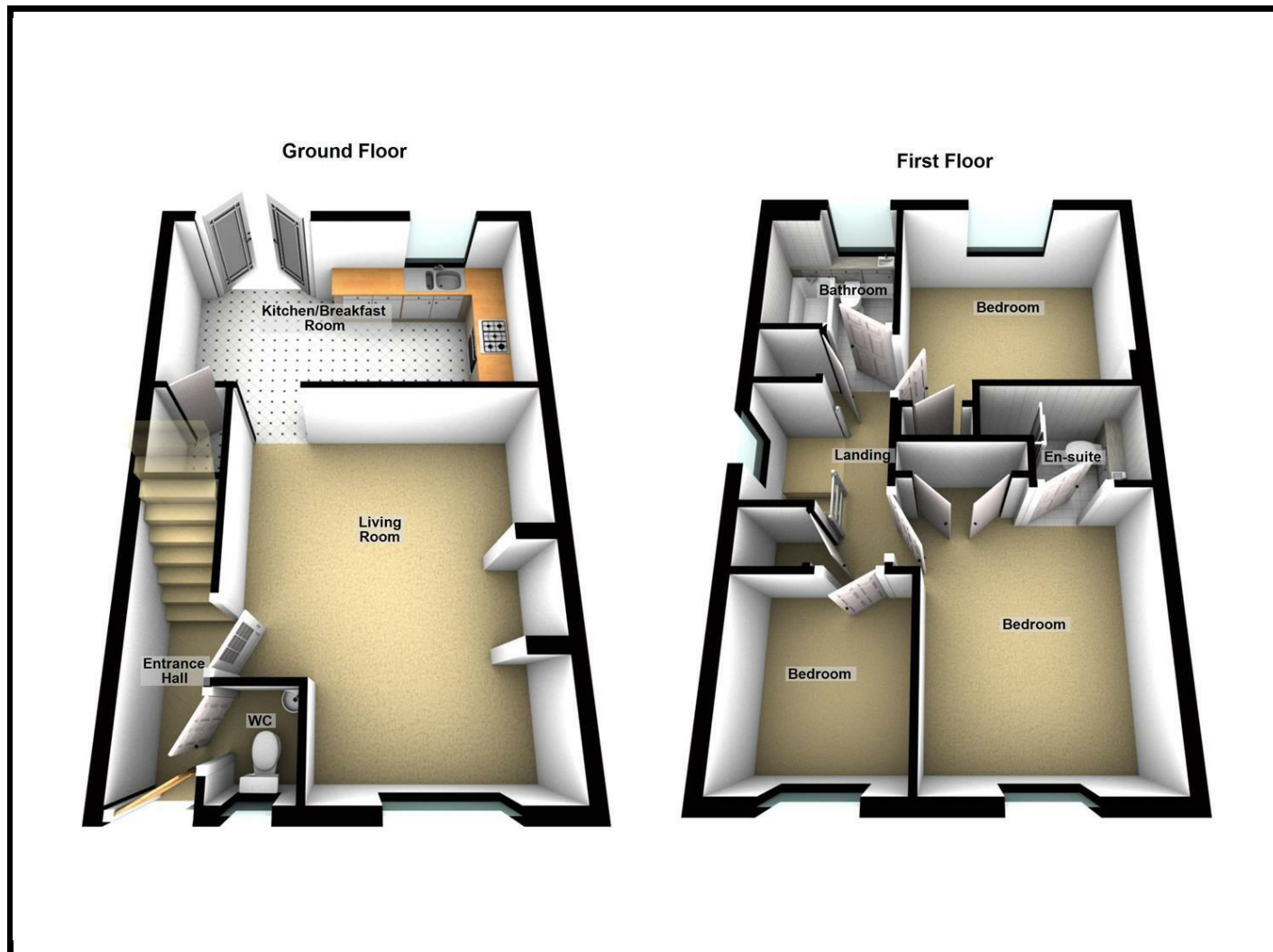
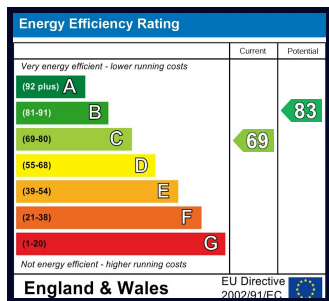
Family Bathroom

Garage 5.03m x 2.64m (16'6" x 8'8")

## 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.

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.