



44 Portna Way, Leominster, HR6 9AD. £140,000

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Leominster
HR6 9AD**

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PROPERTY FEATURES

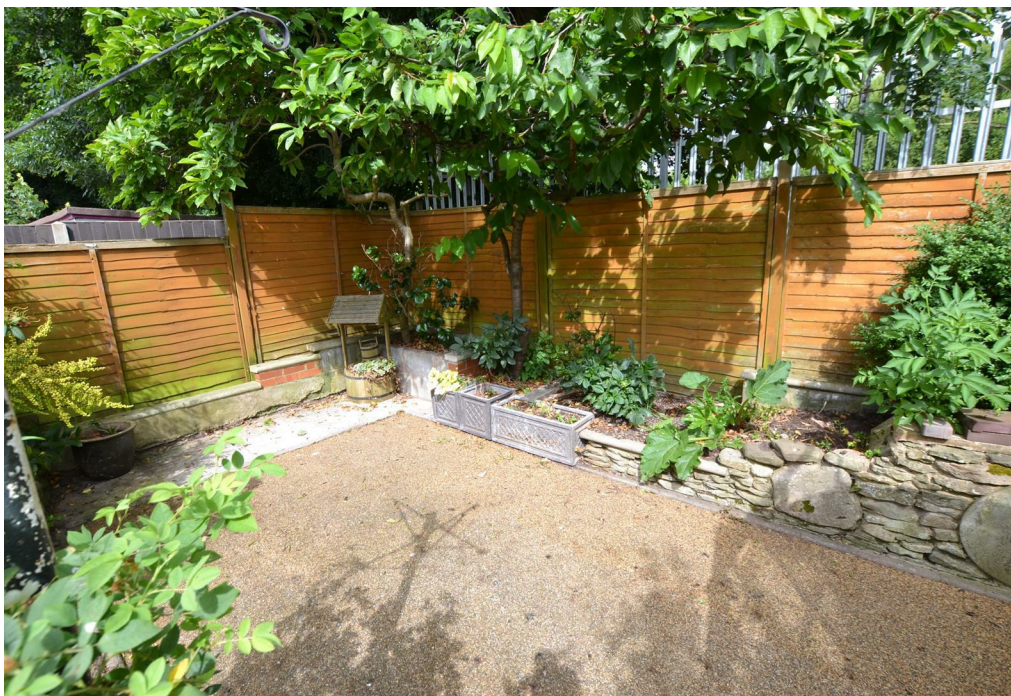
- **A Well Presented End of Terrace House**
- **3 Good Size Bedrooms**
- **Lounge**
- **Kitchen/dining Room**
- **Downstairs WC**
- **Family Bathroom with Shower**
- **Attractive Gardens**
- **Private Driveway**



To view call 01568 616666



JonathanWright
estate agents



Situated on the western edge of Leominster town, a well presented, gas fired centrally heated and UPVC double glazed, end of terrace house offering spacious accommodation to include a Reception Hall, Lounge, Kitchen/Dining Room, Downstairs WC, 3 good sized bedrooms, an attractive garden to front, safe and secure garden to rear, storage shed and driveway with parking for a vehicle.

Portna Way is situated on the western edge of Leominster town and is within walking distance of a Morrisons supermarket. There are regular Hopper Bus services into Leominster town centre where is a further range of shops, cafes and restaurants, schooling, sports centre with swimming pool and a train station with regular train services to the nearby Cathedral City of Hereford.

A UPVC double glazing entrance door opens into the reception hall which has tiled flooring, smoke alarm, door into useful understairs storage cupboard and door into walk in cupboard with shelving. A door also opens into the downstairs WC with a low flush WC and wash hand basin and there is a further door into cloaks cupboard. From the reception hall a door opens into the lounge.

Lounge has a UPVC double glazed window to front, power points, TV aerial point and a connecting door from the lounge into the kitchen/dining room which can also be accessed off the reception hall.

The modern and well fitted kitchen/dining room has a working surface with an inset one and a half bowl, single drainer sink unit with cupboards under and the working surfaces continue with base units of cupboards and drawers. Built into the working surface is an electric hob with a concealed extractor fan and light over and situated in a housing unit is a Bosch electric fan assisted double oven and grill with cupboards over and under. The kitchen also has a range of matching eye level cupboards, tiled splashbacks, tiled flooring throughout, an American style fridge freezer which will stay with the property, ample room for a family sized dining table and a UPVC double glazed window to rear. UPVC double glazed french doors open out to the rear garden. From the reception hall a staircase rises up to the first floor landing having a frosted UPVC double glazed window to side and a wide inspection hatch to the loft space above with drop down ladder and the loft space is well boarded and has lighting, doors then lead off to bedrooms and bathroom listed.

Bedroom One

This good sized double bedroom has a built in wardrobe fitment with sliding doors and also houses a combination boiler heating hot water and radiators as listed. There is also UPVC double glazed window overlooking the attractive rear garden.

Bedroom Two

Has a built in wardrobe fitment and a UPVC double glazed window to front

Bedroom Three

The Generously single bedroom and has a UPVC double glazed window to the front.

From the landing a door opens into the bathroom having a white suite to include a side panelled bath, corner shower cubicle with electric shower over, wash hand basin with vanity unit under and a low flush W.C. The bathroom is tiled from floor to ceiling height and has a frosted UPVC double glazed window to rear, extractor fan and heated towel rail.

Outside

Property is situated in a mature cul-de-sac position and is approach to the front over a pedestrian pathway and has gated access onto a resin driveway with parking for a vehicle, with attractive floral borders to either side and a pathway then leads to the side of the property where there is a secure wrought iron gate giving access to the rear garden.

Rear Garden

The property has an attractive rear garden which is enclosed and secure and has a resin patio seating area, ornamental fish pond, cold water tap, door into a useful storage shed and steps then lead up to the remaining area garden laid to resin and has a rockery, raised borders and a greenhouse.

Services

The property all mains services connected and gas fired central heating via a Worcester combination boiler system.

ROOMS AND SIZES

Reception Hall

Lounge 3.76m x 2.95m (12'4" x 9'8")

Kitchen/Dining Room 4.72m x 4.09m max (15'6" x 13'5" max)

WC

Bedroom One 3.53m x 2.90m (11'7" x 9'6")

Bedroom Two 2.87m x 2.57m (9'5" x 8'5")

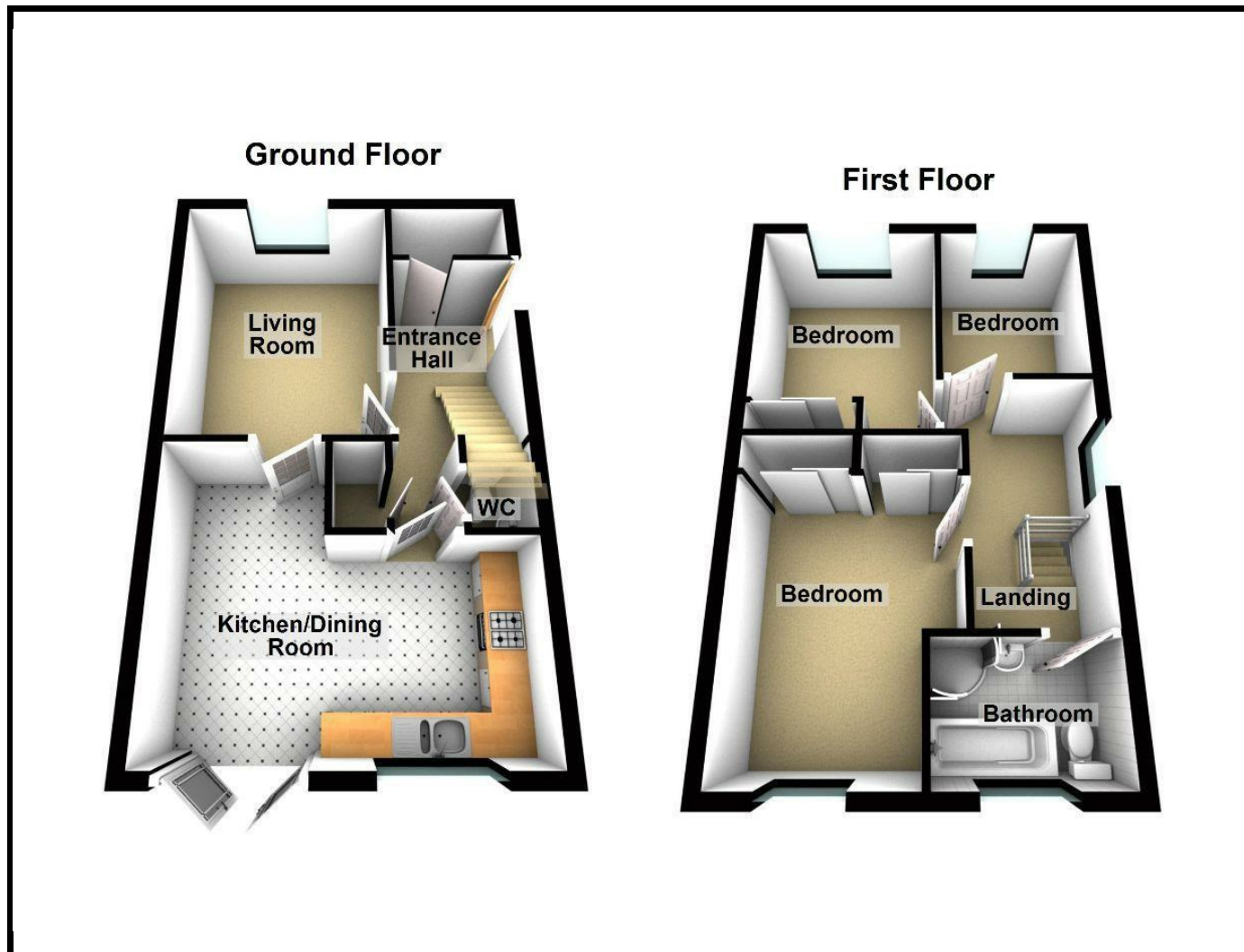
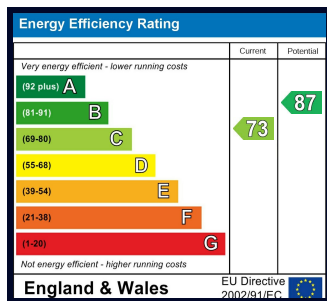
Bedroom Three 2.49m x 2.13m (8'2" x 7')

Bathroom

PROPERTY INFORMATION

Council Tax Band - A

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.

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