



JonathanWright
estate agents



2 Blanchard Close, Leominster, HR6 8SH. £220,000

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PROPERTY FEATURES

- **An Extended End of Terrace House**
- **3 Bedrooms**
- **Spacious Lounge**
- **Kitchen/Breakfast room**
- **Bathroom**
- **Garage and Utility Room**
- **Good Size Gardens**
- **Workshop**
- **Driveway with Parking**
- **50% Shared Option Available**



To view call 01568 616666



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Occupying a generous corner plot position, a modern and extended end of terrace house offering gas fired centrally heated accommodation to include a reception hall with good storage, spacious lounge, kitchen/breakfast room, utility room, three good sized bedrooms, a bathroom and outside a driveway to front with parking for vehicles. a good sized front garden and to the rear a safe and secure rear garden with storage sheds and workshop. The property is situated in Blanchard Close overlooking a nearby green and is within walking distance of a Morrisons Supermarket. Leominster's town centre offers a good range of amenities to include schools, a sports centre with swimming pool, a wide variety of shops and motorway links are easily accessible at Worcester 30 miles to the east.

A glazed panelled entrance door opens into a reception hall with wooden laminated flooring, doors into useful cupboards with box storage over. From the reception hall a door now opens into the lounge. The good sized lounge has a feature fireplace with a gas fire standing on a raised hearth with a fire surround and mantle shelf over. There is a window to the rear overlooking gardens, wooden flooring and built-in storage cabinet. From the reception hall a door opens into the Kitchen/breakfast room

The kitchen/breakfast room has a working surface with a Belfast sink with mixer tap over and cupboard under and there are further working surfaces of base units to include cupboards and drawers. The kitchen has a planned space for an electric cooker with an extractor fan hood and light over and also has eye level cupboard, a breakfast bar and an island with cupboards under. To the front is a window to a view across neighbouring green and countryside and the kitchen also has inset lighting, a window to the rear, wooden laminated flooring and under the working surfaces is space for appliances. Off the reception hall is a connecting door the garage and a staircase that rises up to the first floor landing with an inspection hatch to the loft space up above and doors off to the bedroom accommodation. Bedroom One is a good sized bedroom and has a built in wardrobe fitment, window to rear and ample room for bedroom furniture. Bedroom Two has a window to front with an attractive outlook and also has an airing cupboard housing a hot water cylinder with shelving over. Bedroom Three is generously sized single bedroom with a window to the rear. From the landing a door

now opens into the bathroom. The bathroom has a suite in white to include a side panelled bath with an electric shower over and folding shower screen, there is also a pedestal wash hand basin and low flush W.C. The bathroom has tiled splashbacks and a window to front.

OUTSIDE

Property occupies a generous corner plot position and is approached to the front over a pathway and onto a driveway with parking for vehicles. A gate gives pedestrian access onto a pathway leading to the front door. The property enjoys a good sized front garden which has been gravelled for ease of maintenance and continues to the side. There is also outside lighting and at the end of the driveway is an up and over door into an adjoining garage.

Garage

The garage has power, lighting and to the rear of the garage the door giving access into a useful utility room.

The utility room has working surfaces with cupboards and drawers, space and plumbing for a washing machine and room for other appliances.

REAR GARDEN

The property enjoys a private rear garden which is safe and secure and ideal for young families. There is gated access from the front leading to the rear garden where there is a slab patio seating area, small lawned garden, ornamental fish pond and shrub borders. Steps and a gate give access to the main garden where there is a large patio area, a vegetable patch and there are two useful timber built storage sheds and also a covered storage area. Accessed from the patio is an adjoining lean-to area with power points.

SERVICES

The property has all mains services connected, gas fired central heating and telephone subject to BT regulations.

A shared ownership option also available to purchase 50% of the property for £110,000. Citizen Housing are the landlords for the remaining share and a monthly service charge of £242.75 would be payable. There are 68 years on the remaining lease and any purchases requiring a mortgage would require advice, due to the number of years remaining. A £2.97 monthly administration charge is payable if 100% of the property is purchased.

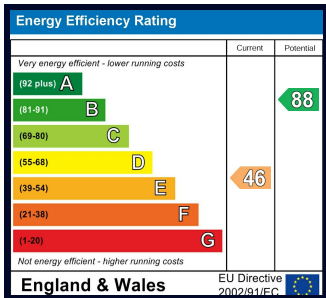
ROOMS AND SIZES

Lounge	4.93m x 3.71m (16'2" x 12'2")
Kitchen/Breakfast Room	3.53m x 3.38m (11'7" x 11'1")
Bedroom One	3.81m x 2.97m (12'6" x 9'9")
Bedroom Two	2.59m x 2.64m (8'6" x 8'8")
Bedroom Three	2.90m x 1.93m (9'6" x 6'4")
Bathroom	
Utility	2.62m x 2.36m (8'7" x 7'9")
Garage	4.01m x 2.34m (13'2" x 7'8")



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.

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