



JonathanWright
estate agents



89 South Street, Leominster, Herefordshire HR6 8JH. No Onward Chain £395,000

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Leominster
Herefordshire
HR6 8JH**

No Onward Chain £395,000

PROPERTY FEATURES

- **Detached Character House**
- **3 Bedrooms**
- **Attic Room/Occasional Bedroom & En-Suite**
- **Lounge**
- **Separate Dining Room**
- **Kitchen/Breakfast Room**
- **Conservatory**
- **Office Room & Ground Floor Cloakroom/W.C.**
- **Private Driveway Rear Vehicular Access & Garage**
- **Good Size Rear Garden**

To view call 01568 616666





A most attractive, extended character property situated in a sought after residential position offering double glazed and gas fired centrally heated living accommodation to include a lounge, separate dining room, large conservatory, fitted kitchen/breakfast room with appliances, side passageway, office, 3 first floor bedrooms, large bathroom/shower room and a second floor attic room/occasional bedroom all standing in good size gardens with rear vehicular access, private drive and a detached single garage. The property is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents. Details of 89 South Street Leominster are further described as follows:

The property is a detached house of brick construction under a clay tiled roof. A canopy porch with access under and through an entrance door into the reception hall. The reception hall has Parquet block flooring, ceiling light, power points, telephone point to BT regulations, panelled radiator, under stairs storage and a door opening into the lounge.

The lounge has a bay window, feature fireplace with fire inset. alcoves to either side, lighting, power points, panelled radiator and TV aerial point. The dining room has lighting, power, panelled radiator, double glazed window to rear and a door opening into a conservatory.

The conservatory is UPVC double glazed, ceramic tiled floor, power points, opening windows and double opening French doors into garden. From the reception hall a door opens into the kitchen/breakfast room having units to include an inset one and a half bowl, single drainer sink unit, working surfaces with cupboards and drawers under. There is a tall larder unit a Flavel cooking range with 8 gas hobs, a double oven, grill and plate warmer under and an extractor hood with light over. There is space and plumbing for an automatic washing machine and also for a dishwasher. There are tiled splashbacks, eye-level cupboards, and included an American style Samsung fridge/freezer. There are downlighters, power points, tiled floor, panelled radiator and a double glazed window to rear. There is a double glazed door opening into a side passageway having lighting, tiled floor and giving access to a ground floor cloakroom/shower room and continuing to an office with lighting, power, window and a door into the gardens. From the side passageway there is also a door

opening to the front of the property. From the reception hall a staircase rises to a half landing turning up to the first floor landing with a window to side, ceiling light and doors off to bedrooms. Bedroom one has a bay window to front, lighting, power and a panelled radiator. Bedroom two has a double glazed window to rear, lighting, power and a panelled radiator. Bedroom three has a double glazed window to front, panelled radiator, lighting and power. On the landing a door opens into a large bath/shower room having a corner bath, mixer tap over, enclosed shower cubicle, low flush W.C, pedestal wash hand basin, downlighters, extractor fan, 2 windows and a heated towel rail/radiator. A door opening into a toiletry cupboard with shelving and to the side is the airing cupboard housing the Worcester gas fired combination boiler and shelving. From the first floor landing the staircase turns and again rises to a half landing giving access through a doored staircase to an attic room/bedroom. The attic room has a Velux roof light, lighting, power, panelled radiator and a door opening into a walk-in wardrobe space and the turning into an en-suite/shower room. The en-suite/shower room has a shower cubicle, vanity wash hand basin, enclosed W.C, lighting, vertical heated towel rail/radiator and Velux roof light.

OUTSIDE.

The property is approached to the front through an opening gate with enclosed lawned gardens, floral and shrub borders. A gate opens to give access through a side passageway around to the rear.

REAR GARDEN.

The good size rear garden is landscaped with a large flagged patio area, low brick retaining walls, lawned gardens, floral and shrub borders. There is panelled fencing making it safe and secure to boundaries and to the rear the property enjoys rear vehicular access with its own private drive with parking for one or two motor vehicles. There is also the benefit of a detached timber built single garage.

GARAGE.

The garage has double opening wooden doors to front, concreted floor, power, lighting, window to side and a door opening into the rear gardens.

SERVICES.

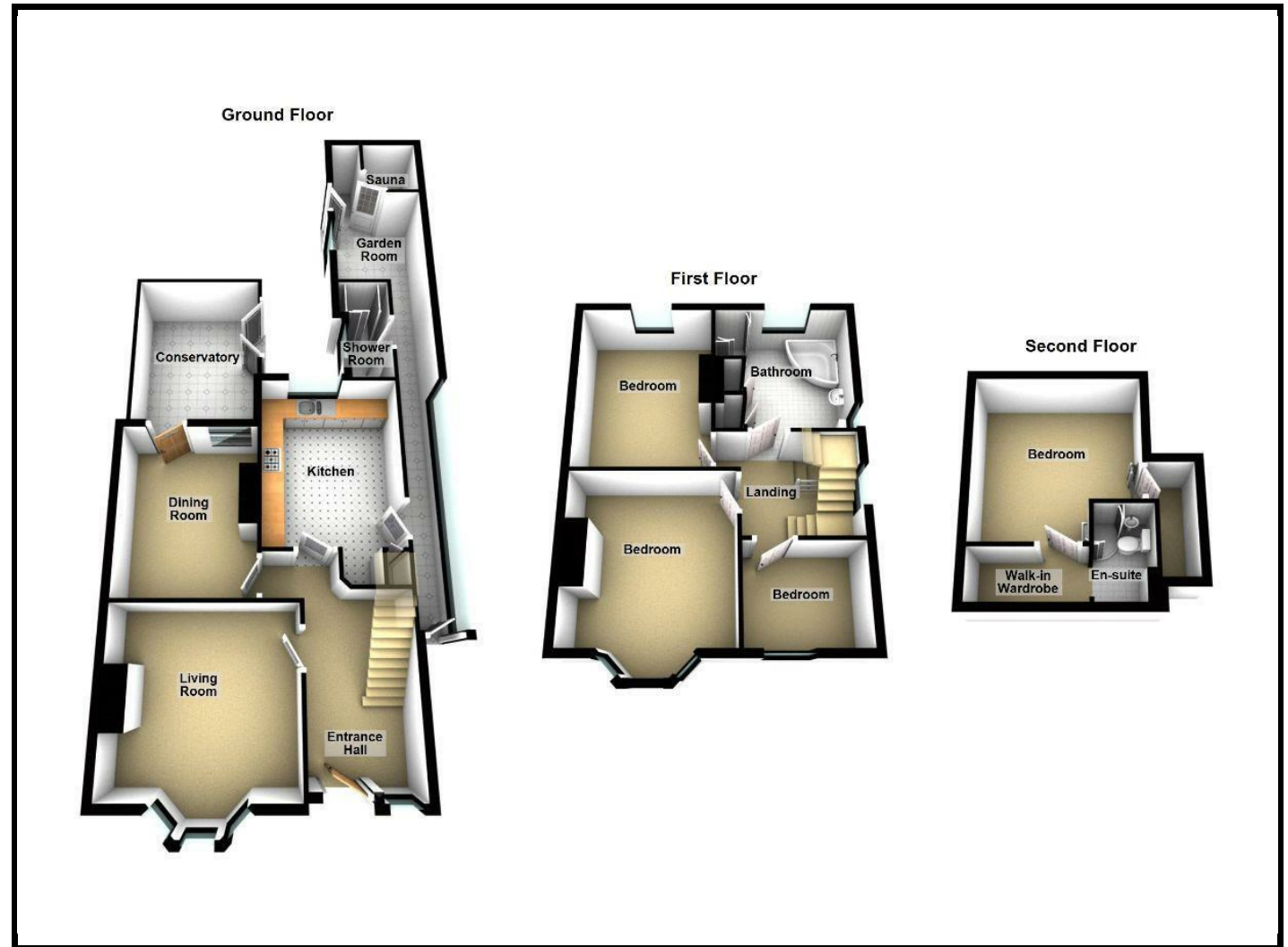
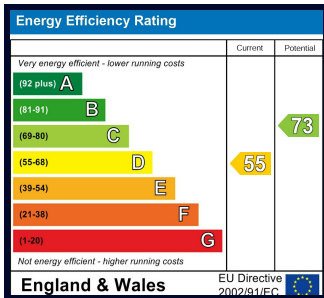
All mains services are connected, gas fired central heating and telephone to BT regulations.

ROOMS AND SIZES

Reception Hall	
Lounge	4.88m x 4.01m (16' x 13'2")
Dining Room	4.01m x 2.79m (13'2" x 9'2")
Conservatory	4.11m x 2.74m (13'6" x 9')
Kitchen/Breakfast Room	4.01m x 3.18m (13'2" x 10'5")
Cloak/Shower Room	
Office	
Bedroom One	4.45m x 3.35m (14'7" x 11')
Bedroom Two	3.96m x 3.10m (13' x 10'2")
Bedroom Three	2.62m x 2.21m (8'7" x 7'3")
Bath/Shower Room	
Attic Bedroom	3.05m x 3.66m (10' x 12')
En-Suite/Shower Room	
Rear Garden	
Garage	4.72m x 2.90m (15'6" x 9'6")

PROPERTY INFORMATION

Council Tax Band - D
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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