


# 27 CHEATON CLOSE, LEOMINSTER, HEREFORDSHIRE HR6 8EN.

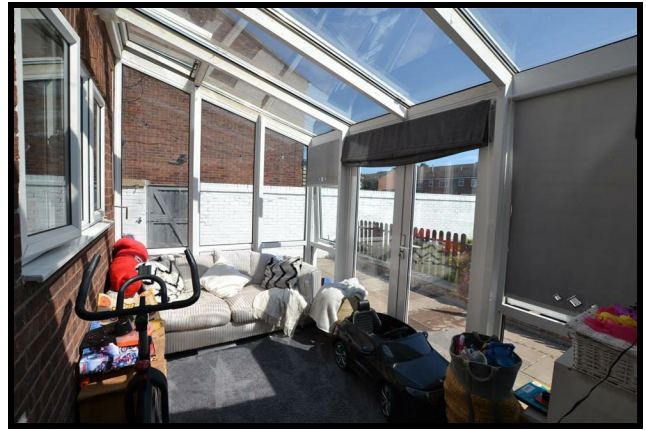


## NO ONWARD CHAIN £169,000

- End of Terraced House
- 3 Bedrooms
- UPVC Double Glazed
- Gas Fired Central Heating
- Kitchen/Dining Room
- Utility Room
- Rear Conservatory
- Spacious Gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



## INTRODUCTION

This surprisingly spacious end of terraced house would be an ideal purchase for a young family and offers good sized living accommodation which benefits from being UPVC double glazed and gas fired centrally heated, there are also three bedrooms, a good sized family kitchen/dining room, rear conservatory and generous and secure gardens to both the front and rear.

The property is within level walking distance of Leominster's town centre and amenities to include a wide variety of shops and supermarkets, two sports centres and a public swimming pool, schooling ranging from pre school nursery age up to sixth form college and the cathedral city of Hereford is just 13 miles to the south with motorway links available at Worcester 30 miles to the east.

The full particulars of 27 Cheaton Close, Leominster, are now further described as follows;

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

A UPVC entrance door opens into an enclosed porch with a window to the side and a UPVC double glazed door opens into the reception hall.

## RECEPTION HALL

The reception hall has a textured ceiling, ceiling light, smoke alarm, panelled radiator with thermostat control, telephone point subject to BT regulations and a door into a useful under stairs storage cupboard and there are also power points.

From the reception hall, a door opens into the lounge;

## LOUNGE

13'4 x 11'6 (4.06m x 3.51m)

The lounge has a feature fire place with an electric pebble effect fire, standing on a raised hearth with fire surround, mantle shelf over and alcoves to either side of the a chimney breast. There is a UPVC double glazed window to the front, textured ceiling, ceiling light, ceiling

coving, panelled radiator with thermostat control, power points, telephone point subject to BT regulations and a sky TV connection point.

From the reception hall a door opens into the kitchen/dining room;

## KITCHEN/DINING ROOM

18' x 9'10 (5.49m x 3.00m)

The kitchen/dining room has a working surface with an inset single bowl, single drainer, stainless steel sink unit, mixer tap over, cupboards under and the working surfaces then continue with base units under to include cupboards and drawers. Built into the working surface is a four ring electric hob with a Lamona electric fan assisted oven under, concealed extractor hood and light over. The kitchen has matching eye level cupboards, tiling to splashbacks including a window sill with a UPVC double glazed window to the rear, ceiling lights, ceramic tiled flooring, power points, panelled radiator with thermostat control and ample room for a dining table.

From the kitchen/dining room, a UPVC double glazed door opens into a utility room;

## UTILITY ROOM

7' x 6' (2.13m x 1.83m)

The utility room has a working surface, plumbing and drainage for a washing machine, power points, floor covering, eye level cupboards, a UPVC double glazed door out to the rear and a Concertina door opens into a rear conservatory;

## CONSERVATORY

11'2 x 6'10 (3.40m x 2.08m)

The conservatory has UPVC full length UPVC double glazed windows overlooking the rear garden, there is also wall lighting, double panelled radiator with thermostat control, power points, tiled flooring and UPVC double glazed French doors opening out to the rear garden.

From the reception hall, a staircase rises up to the first floor landing;



## FIRST FLOOR LANDING

The landing has ceiling downlighters, smoke alarm, power points, panelled radiator with thermostat control, inspection hatch to the roof space up above and a door into a linen cupboard with shelving.

Doors off to bedrooms and bathroom as listed;

## BEDROOM ONE

11'8 x 9'2 (3.56m x 2.79m)

Bedroom one has a UPVC double glazed window to the front, a textured ceiling, ceiling light, panelled radiator with thermostat control and power points.

## BEDROOM TWO

11'10 x 9' (3.61m x 2.74m)

Bedroom two has a textured ceiling, ceiling light with fan attachment, panelled radiator with thermostat control, power points and a UPVC double glazed window to the rear.

## BEDROOM THREE

8'5 x 5'9 min (2.57m x 1.75m min)

Bedroom three has a UPVC double glazed window to the front, panelled radiator with thermostat control, textured ceiling, ceiling light and power points.

From the landing, a door opens into the bathroom;

## BATHROOM

The bathroom has a suite to include a side panelled bath with a Triton Rapture electric shower over, Concertina shower screen, pedestal wash hand basin and a low flush WC. There is ceramic tiling to splashbacks including a window sill with an opaque UPVC double glazed window to the rear, a ceiling light, panelled radiator with thermostat control and ceramic tiled flooring.

## OUTSIDE

The property is situated along a pedestrian pathway within a residential development and has gated access to the front and a slabbed pathway leading to the front door. The property enjoys a generous front garden

which also extends to the side and is laid to lawn with shrub borders and well maintained conifer hedging to the boundaries.

## REAR GARDEN

The rear garden is safe and secure with walling and fencing to boundaries and the private garden has two useful storage sheds, a lawned garden, raised beds and double opening gates opening out to the rear, providing rear access into a parking area with unrestricted parking. There is also gates access opening out to a pathway to the side of the property.

## SERVICES

The property has all mains services connected, telephone subject to BT regulations and electricity on a card meter.

## APPLIANCES

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

## DISCLAIMER

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**PROPERTY INFORMATION**

Council Tax Band - A  
Property Tenure - Freehold