



Lyndhurst Dinmore, Hereford, HR4 8ED. £295,000

**Lyndhurst Dinmore
Hereford
HR4 8ED**

£295,000

PROPERTY FEATURES

- **Semi-Detached Cottage**
- **2 Bedroom**
- **Lounge**
- **Dining Room**
- **Modern Kitchen**
- **Office/Utility Room**
- **Bathroom**
- **LPG Gas Central Heating**
- **Garage**
- **Good Sized Garden**



To view call 01568 616666



JonathanWright
estate agents



A very pretty semi-detached, modernised and extended 2 bedroom cottage situated within easy travelling distance of the cathedral city of Hereford and the market town of Leominster with the property being double glazed, LPG gas Fired centrally heated standing in good size gardens, plenty of parking, a detached purpose built garage, substantial garden shed and all well presented.

The full particulars of Lyndhurst, Dinmore, Herefordshire. are as follows:

The property is a semi-detached cottage of brick construction under a slate roof, dating back to 1866.

A stable type door opens into an enclosed porch with a double glazed window.

From the porch a leaded glazed entrance door opens into the sitting room having a wooden fireplace, ceramic tiled hearth and an inset multi-fuel stove. There is lighting, power, panelled radiator, a double glazed window to front and a door opening into the dining room. (The stairs rise from the dining room). The dining room has a double glazed window to side, panelled radiator, lighting, power and a door opening into the kitchen.

The modern fitted kitchen has an inset stainless steel, single drainer sink unit, mixer tap over and working surfaces to either side with base units of cupboards and drawers under. There is planned space for a fridge, splashbacks, eye-level cupboards, planned space for a cooker, extractor hood with light over, lighting, power points, double glazed window overlooking the garden to rear, space and plumbing for an automatic washing machine and a door opening into an office/utility room.

The utility/office room has 2 double glazed windows, one to front and one to side, lighting, power, panelled radiator, 2 doors one to front and one opening into the garden to rear. From the dining room a staircase rises up to the first floor landing having power points, inspection hatch to roof space and doors off to bedrooms.

Bedroom one has a double glazed window to front with rural views, panelled radiator, lighting

and power.

Bedroom two has a double glazed window to front also with rural views, panelled radiator, lighting, power and a curtained cupboards over the stairs.

From the landing a door opens into the bathroom having a modern suite of a panelled bath with a shower attachment with mixer tap over, pedestal wash hand basin to side, a high flush W.C, vertical heated towel rail/radiator, lighting and an opaque, double glazed window to rear.

In the bathroom a door opens into the airing cupboard housing the Worcester gas fired combination boiler and slatted shelving.

OUTSIDE.

The cottage has a very pretty front garden laid mainly to lawn, floral and shrub borders and a pathway giving access to the front door and through an arch to the front where there is a log store and access into the office/utility room.

REAR GARDEN.

The property has plenty of parking with a gravelled forecourt, newly fitted fencing and also a purpose built garage.

GARAGE.

The garage has power, lighting, external power point and security lighting. To the rear of the garage is a newly constructed wooden shed.

REAR GARDEN.

The good size rear garden is laid primarily to lawns, various brick paved pathways, easy access to the garage with an opening side door and to the shed. The ornamental gardens include a rockery feature, many trees, plants and shrubs. There is a seating area, silver birch tree, sycamore tree, mature and well maintained hedging and additional outside security lighting.

SERVICES.

Mains electricity, mains water, private drainage and LPG gas central heating.

ROOMS AND SIZES

Enclosed Porch

Sitting Room 3.66m x 3.40m (12' x 11'2")

Dining Room 3.66m x 2.95m (max) (12' x 9'8" (max))

Kitchen 3.05m x 2.24m (10' x 7'4")

Office/Utility Room 2.90m x 2.67m (9'6" x 8'9")

Bedroom One 3.58m x 3.30m (11'9" x 10'10")

Bedroom Two 2.67m x 2.01m (8'9" x 6'7")

Bathroom 3.10m x 2.21m (10'2" x 7'3")

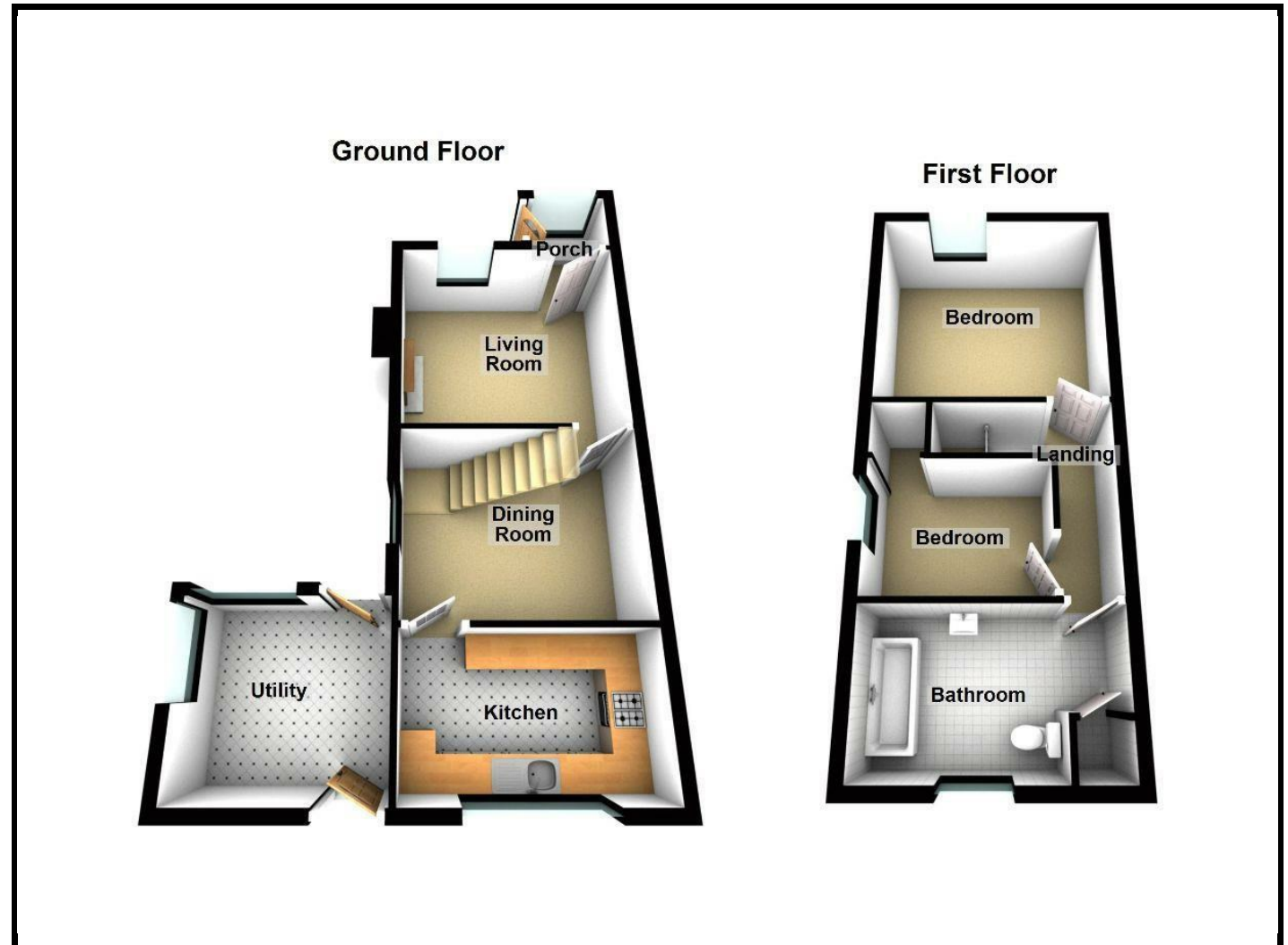
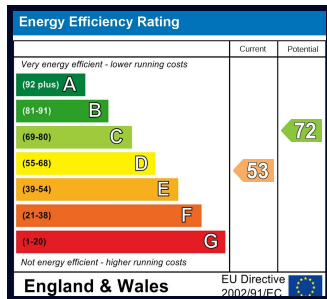
Garage 5.49m x 3.66m (18' x 12')

Wood Shed 2.44m x 3.05m (8' x 10')

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.