



**JonathanWright**  
estate agents



**172 The Mallards, Leominster, HR6 8UN. No Onward Chain £175,000**

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Leominster  
HR6 8UN**

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### **PROPERTY FEATURES**

- **Semi-Detached House**
- **2 Bedrooms**
- **Sitting Room**
- **Kitchen/Dining Room**
- **Inner Hallway**
- **Family Bathroom**
- **Driveway With Double Garage**
- **Workshop**
- **Close To Town Centre**

**To view call 01568 616666**



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Situated on the northern side of Leominster a semi-detached house offering double glazed and gas fired centrally heated accommodation having a reception hall, sitting room, inner hallway, kitchen/dining room with fitted oven and hob, 2 bedrooms, bathroom with mixer and shower attachment over, small garden to front with a private drive to side with double opening gates giving access to the rear with a large double garage and workshop.

The property is close to open countryside walks and is only a few moments distance away from Leominster's Leisure Centre, playing fields and is also within walking distance of Leominster's main town centre and amenities.

The full particulars of 172 The Mallards, Leominster. are further described as follows:

The property is a semi-detached house of brick construction under a tiled roof.

A double glazed entrance door opens into a reception hall having a panelled radiator, window to side and a doorway leading into the sitting room.

The sitting room has a double glazed window to front, panelled radiator, lighting, power and a doorway leading through into an inner hallway. The inner hallway has a panelled radiator, smoke alarm, lighting and a door to a larger under stairs storage/cloaks cupboard.

From the inner hallway a door opens into the kitchen/dining room. The kitchen has white fronted units with an inset, one and a half bowl, stainless steel sink unit, inset 4 ring electric hob, electric fan assisted oven with grill under, planned space for an upright fridge/freezer, space and plumbing for a washing machine, tiled splashbacks and a double glazed window to rear. There is a range of eye-level cupboards, an extractor hood with light over hob, room for a table and chairs and a wall mounted gas fired boiler heating hot water and radiators as listed. The kitchen/dining room has lighting, power and a panelled radiator. A double glazed door from the kitchen/dining room leads out to the rear.

From the reception hall a staircase rises to a half landing having a double glazed window to

side, turns and rises up to the first floor with doors off to bedrooms.

Bedroom one has 2 double glazed windows to front, lighting, power and a panelled radiator.

Bedroom two has a double glazed window to rear, panelled radiator, lighting, power and a door opening into a built-in wardrobe.

Off the landing a door opens into the bathroom having a suite in white of a panelled bath, mixer tap and shower attachment over, vanity wash hand basin, low flush W.C, wet board panelling, an opaque double glazed window to rear and a vertical heated towel rail/radiator. On the landing a door opens into an airing cupboard housing the Factory insulated hot water cylinder, immersion heater and shelving.

#### OUTSIDE.

The property is approached to the front having a small lawned garden, flagged pathway to the front door and to the side the property enjoys the benefit of a tarmac driveway with parking for a motor vehicle. Double opening gates open across a further drive with more parking and leading to a large double garage and workshop.

#### DOUBLE GARAGE.

The garage has a double sized up and over door, concreted flooring, power and lighting. A door from inside the double garage and from the rear garden opens into an adjoining workshop.

#### WORKSHOP.

The workshop has power and lighting.

#### GARDEN.

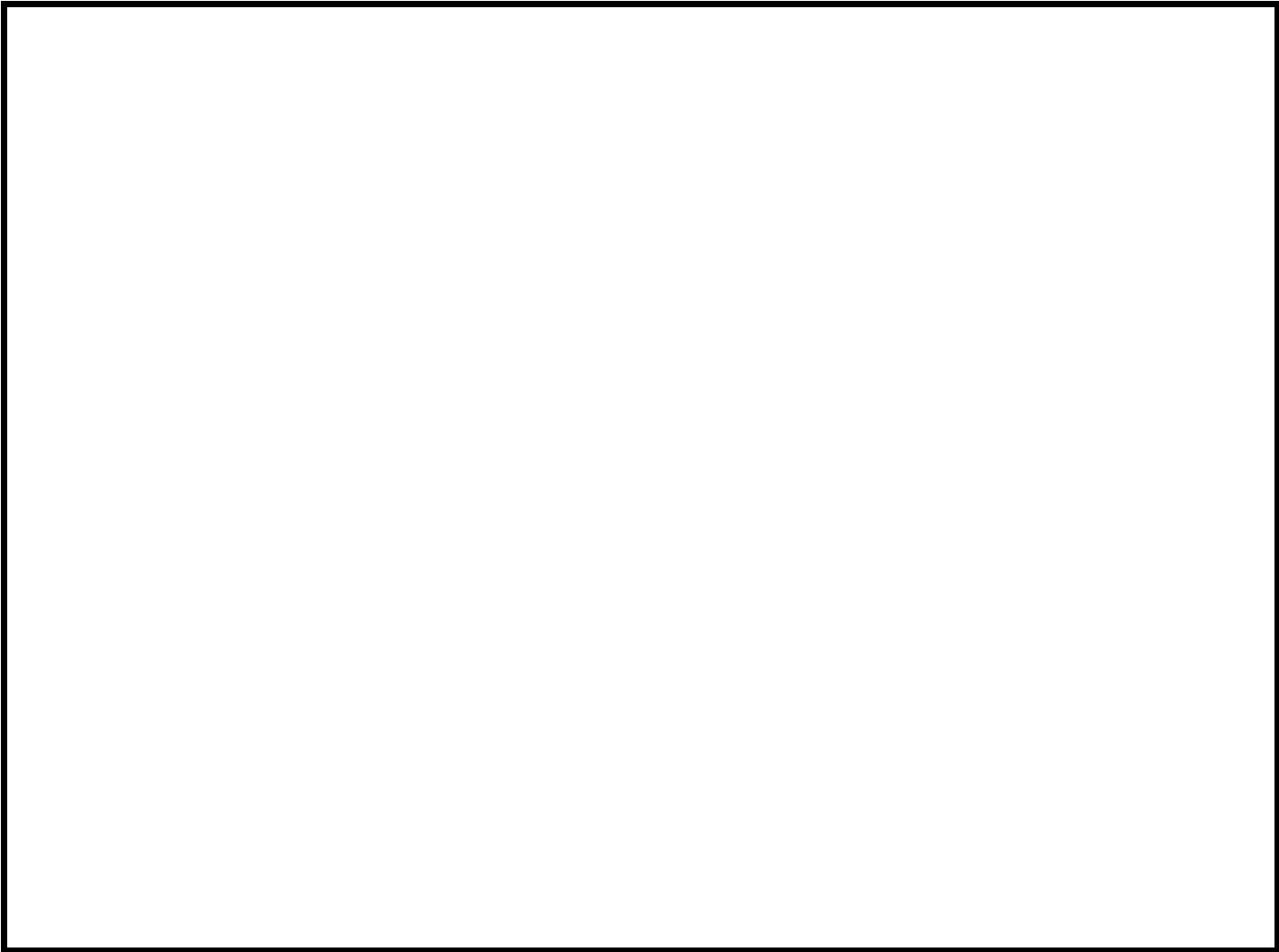
There is a small flagged patio area and a gravelled garden.

#### SERVICES.

All mains services are connected and gas fired central heating.

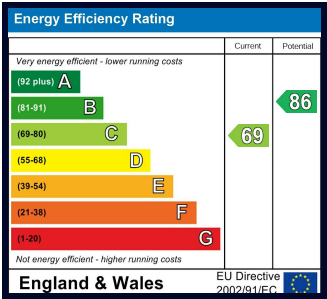
ROOMS AND SIZES

Reception Hall	
Sitting Room	3.51m x 2.77m (11'6" x 9'1")
Kitchen/Dining Room	3.48m x 2.90m (11'5" x 9'6")
Bedroom One	3.51m x 2.77m (11'6" x 9'1")
Bedroom Two	2.06m x 1.68m (6'9" x 5'6")
Bathroom	
Double Garage	4.57m x 4.57m (15' x 15')
Workshop	2.39m x 1.63m (7'10" x 5'4")
Small Rear Garden	



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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