



JonathanWright
estate agents



4 Battlebridge Close, Leominster, Herefordshire HR6 8TJ. £310,000

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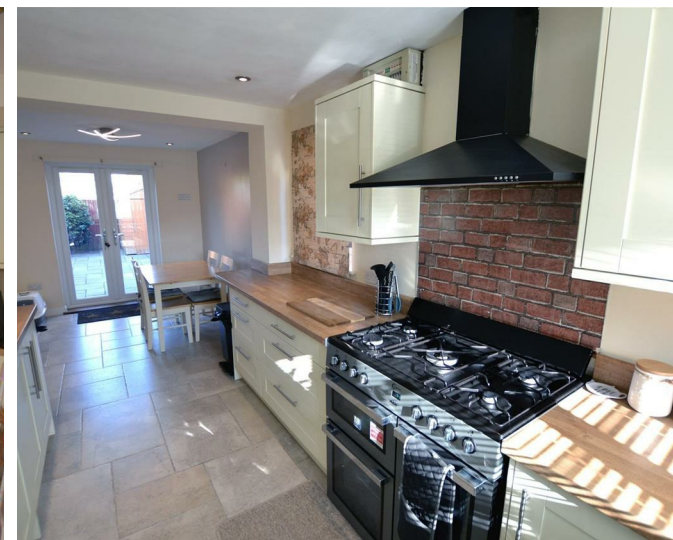
PROPERTY FEATURES

- A Spacious Detached House
- 4 Good Size Bedrooms
- Lounge
- Impressive Kitchen/Dining Room
- Utility Room
- Cloakroom/WC
- En-suite Shower Room
- Main Family Bathroom
- Garden
- Storeroom

To view call 01568 616666



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A modern and well presented, spacious detached house offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, a good sized lounge, modern and well fitted kitchen/dining room, utility room, downstairs cloakroom/WC, 4 good sized bedrooms, an en-suite shower room, main family bathroom and outside, a driveway with parking for several vehicles to the front, a private and enclosed garden to rear with storage shed and a storeroom with power and lighting.

Situated close to the property is a mini market, Leominster's train station with regular train services to the nearby city of Hereford and good schools. Leominster's town centre is also within walking distance to include shops, supermarkets, cafe's and restaurants.

A composite entrance door opens into a reception hall having wood laminated flooring, a door into a useful understairs storage cupboard and doors leading off to the ground floor accommodation.

The good sized lounge has inset lighting, plenty of power points, TV aerial point and a double glazed sliding door leading out to the rear garden. From the lounge an archway opens into the impressive kitchen/dining room which can also be accessed off the reception hall.

The kitchen is modern and well fitted and has a working surface with an inset sink unit with mixer tap over, cupboard and an integral dishwasher under and there are further working surfaces with base units to include cupboards and drawers. There is a planned space for a range cooker with an extractor and hood and light over and the kitchen also has a range of matching eye-level cupboards and a slide out drawer unit. The kitchen/dining room has inset lighting throughout, tiled flooring ample room for a family sized dining table, a UPVC double glazed windows to front and side and a UPVC double glazed French doors opening out to a rear patio.

From the reception hall a door leads into a spacious utility room which is modern fitted and has a working surface with an inset stainless steel sink unit with cupboards and space and plumbing for a washing machine and a tumble dryer under. The utility room also has matching eye-level cupboards, space for an American style fridge freezer and a UPVC double glazed window to the side. Also situated in the utility room is a Worcester gas fired boiler heating hot water and radiators as listed.

From the reception hall a door opens into a downstairs cloakroom/WC having a low flush WC, wash hand basin with vanity unit under and a frosted UPVC double glazed window to the front.

From the reception hall a staircase rises up to the first floor landing with an inspection hatch with loft space up above, door into a linen cupboard with shelving

and doors off to the bedroom accommodation.

Bedroom one has a built in his and hers wardrobe fitment with double opening doors and hanging rails, there's also a UPVC double glazed window over looking the garden to rear, ample room for bedroom furniture and a door leading into an en-suite shower room.

The en-suite has a shower cubicle with a sliding glass door and a mains fed shower over, also a wash hand basin with vanity unit under and low flush WC. The en-suite has inset lighting, extractor fan, heated towel rail and a frosted UPVC double glazed window to the side. Bedroom two is a good sized double bedroom and has a UPVC double glazed window to front and double opening doors to a wardrobe fitment and a TV aerial point.

Bedroom three is a generously sized room and has a built-in wardrobe fitment, TV aerial point and a UPVC double glazed window to front.

Bedroom four has a UPVC double glazed window over looking the garden to the rear.

From the landing a door opens to the main family bathroom having a suite in white to include a side panelled bath with a mains fed shower over and folding glass shower screen, also a low flush WC and wash hand basin with vanity unit under. The bathroom has tiled splashbacks, heated towel rail, extractor fan, inset lighting and a frosted UPVC double glazed window to the side.

OUTSIDE

The property is situated IN an attractive development close to Leominster's town centre and amenities. The property is accessed over a pedestrian pathway and onto a driveway with parking for several vehicles. There is outside lighting at the end of the driveway, double opening doors to give access into a useful storeroom which has power and lighting. A pathway then leads to the side of the property and through a secure gate out to the rear garden.

REAR GARDEN

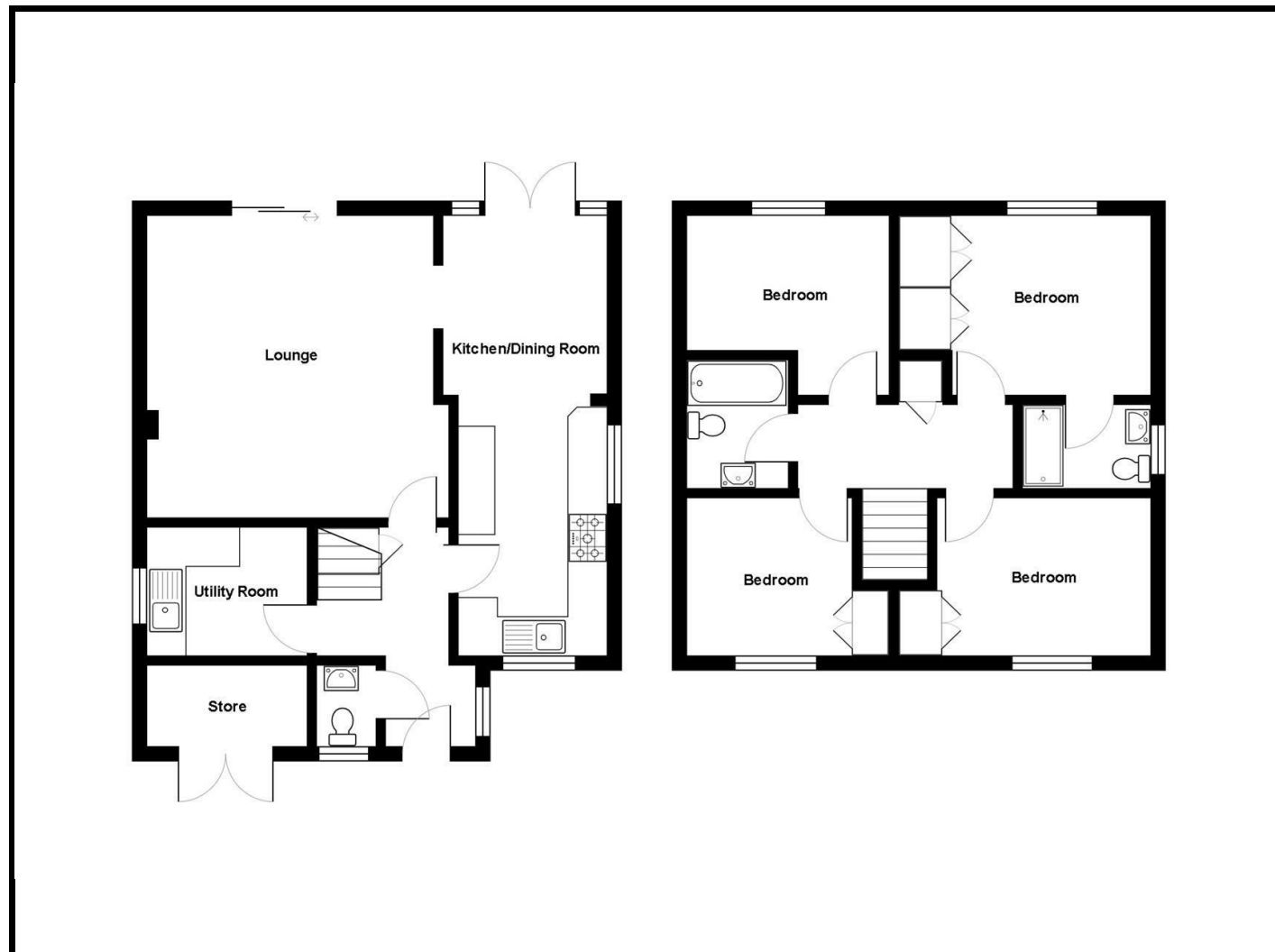
The property enjoys a private, safe and secure rear garden, ideal for young families. There is a large slabbed patio seating and garden area and also a lawned garden with raised border, outside lighting, external power points and also situated in the garden is a timber built storage shed. The property can be accessed to either side and set to one side is an outside cold water tap.

SERVICES

Property has all main services connected, gas fired central heating and telephone subject to BT regulations.

ROOMS AND SIZES

Lounge	4.72m x 4.45m (15'6 x 14'7)
Kitchen/Dining Room	6.86m x 2.46m (22'6 x 8'1)
Utlility Room	2.44m x 2.24m (8' x 7'4)
Cloakroom WC	
Bedroom One	3.28m x 2.79m (10'9 x 9'2)
En-Suite	
Bedroom Two	3.66m x 2.77m (12'0 x 9'1)
Bedroom Three	2.62m x 2.57m (8'7 x 8'5)
Bedroom Four	2.92m x 2.16m (9'7 x 7'1)
Family Bathroom	
Storeroom	2.57m x 1.32m (8'5 x 4'4)



PROPERTY INFORMATION

Council Tax Band - D
Property Tenure - Freehold

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

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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