



JonathanWright
estate agents



2 Sarnia Court, Leominster, HR6 8PD. £265,000

**2 Sarnia Court
Leominster
HR6 8PD**

£265,000

PROPERTY FEATURES

- **A Well Presented Terraced House**
- **3 Bedrooms**
- **Good Size Lounge**
- **Modern Kitchen/Dining Room**
- **Utility Room**
- **Ground Floor Cloakroom/W.C.**
- **Family Bathroom & En-suite**
- **Secure Rear Garden**
- **2 Parking Spaces**
- **Walking Distance Of Town Centre**

To view call 01568 616666



JonathanWright
estate agents





An attractive and well presented terraced house, offering surprisingly spacious UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, good size lounge, modern fitted kitchen/dining room, utility room, ground floor cloakroom/W.C, 3 good size bedrooms, en-suite shower room, main family bathroom and outside an attractive and private south facing rear garden and parking for 2 vehicles.

Sarnia Court is well positioned and within an easy walking distance of Leominster's town centre and amenities to include shops, supermarkets, cafes, restaurants, the historic Priory Church and Grange Park and a train station with regular services to the nearby cathedral city of Hereford.

The property is a modern and attractive terraced house of brick construction.

A canopy porch with outside lighting with a composite entrance door opens into a reception hall with a doorway opening into the lounge.

The good size lounge has 2 UPVC double glazed windows to the front, plenty power points, TV aerial point, wall mounted thermostat control and a door giving access into the kitchen/dining room.

The modern and well fitted kitchen/dining room has a working surface with an inset sink unit with a mixer tap over, cupboard and an integral dishwasher under. The working surfaces continue with base units under to include cupboards and drawers and an integral fridge. Built into the working surface is a Lamona 4 ring gas hob with a stainless steel extractor hood with light over and an electric oven under. The kitchen has a range of matching eye-level cupboards, tiled splashbacks, 2 UPVC double glazed windows overlooking the attractive rear garden, inset lighting, extractor fan, space for a dining table and room for an upright fridge/freezer.

From the kitchen/dining room a door opens into a utility having a working surface with space and plumbing for washing and also a space for a tumble dryer. The utility room has tiled splashbacks, extractor fan and a UPVC double glazed door opening out to the rear garden.

From the utility room a door opens into a ground floor cloakroom/W.C, having a pedestal wash hand basin, low flush W.C, a frosted UPVC double glazed window to rear, extractor fan and a useful storage area. Also situated in the cloakroom is a Worcester gas fired boiler heating hot water and radiators as listed.

From the lounge a staircase rises up to the first floor

landing having an inspection hatch to the loft space above, a door into the linen cupboard with shelving and light and doors off to the bedroom accommodation.

Bedroom one is a good size bedroom double bedroom having a UPVC double glazed window overlooking the garden to rear, ample room for bedroom furniture, a door into a cupboard with fitted shelving and door opening into an en-suite shower room.

The en-suite shower room has a corner shower cubicle with a mains fed shower over, pedestal wash hand basin and a low flush W.C. There is also a heated towel rail and a frosted UPVC double glazed window to rear.

Bedroom two has an attractive UPVC double glazed bay window to front, a second UPVC double glazed window also to the front and ample room for bedroom furniture.

Bedroom three has a UPVC double glazed window to front and a door into a storage cupboard with lighting.

From the landing a door opens into the main family bathroom having a modern suite in white to include a side panelled bath, pedestal wash hand basin and a low flush W.C. The bathroom has an extractor fan, heated towel rail and UPVC window to the rear.

OUTSIDE.

The property is situated in a convenient position close to Leominster's town centre and amenities and has pedestrian access to the front along a pathway serving the properties of Sarnia Court. There is an attractive floral garden and a small gravelled garden directly to the front of the property.

REAR GARDEN.

The property enjoys an attractive and private, south facing garden enjoying the daily sunshine and has a gravelled patio garden, lawn garden with floral and shrub borders, outside lighting, well maintained fencing to boundaries and to the rear is a useful timber built storage shed. To the rear steps lead up to a parking area where there are 2 allocated parking spaces.

SERVICES.

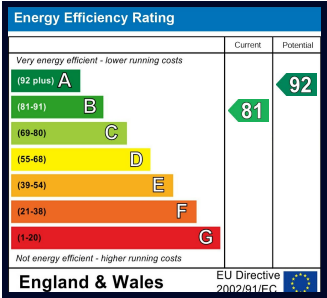
All mains services connected, gas fired central heating via a combination boiler and telephone subject to BT regulations.

ROOMS AND SIZES

- Reception Hall
- Lounge 4.98m (max) x 4.95m (16'4" (max) x 16'3")
- Kitchen/Dining Room 4.98m x 3.15m (16'4" x 10'4")
- Utility Room 1.73m x 1.57m (5'8" x 5'2")
- Ground Floor Cloakroom/W.C.
- Bedroom One 3.20m x 3.18m (10'6" x 10'5")
- En-suite Shower Room
- Bedroom Two 3.89m x 2.82m (12'9" x 9'3")
- Bedroom Three 3.15m x 2.01m (10'4" x 6'7")
- Bathroom
- Rear Garden

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.