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11 Ryelands Road, Leominster, Herefordshire HR6 8NZ. No Onward Chain £175,000

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Leominster
Herefordshire
HR6 8NZ**

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PROPERTY FEATURES

- A Modern Terrace House
- 2 Bedrooms
- Lounge
- Kitchen
- Sunroom
- Family Bathroom
- South Facing Garden Rear
- Parking
- Close To Town Centre

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A modern and well presented terraced house offering UPVC double glazed and gas fired centrally heated accommodation to include a good sized lounge with fireplace, kitchen, sunroom, 2 bedrooms, modern bathroom and outside a south facing garden to the rear with storage shed, a driveway with parking for a vehicle and additional guest parking. The property is situated on the doorstep of Leominster's town centre, with good amenities nearby to include supermarkets, a range of shops, cafes and restaurants, schools and also a train station with regular train services to the nearby cathedral city of Hereford. Details of 11 Ryelands Road, Leominster are further described as follows:

A canopy porch with outside lighting and a glazed panelled door opens into the lounge. The good size lounge has a feature fireplace with a raised hearth and mantle shelf over and a UPVC double glazed window to front, allowing in plenty of light. The lounge also has plenty of power points, TV aerial point and a door into a useful and deep understairs storage cupboard with shelving.

From the lounge a door opens into the kitchen having a working surface with an inset sink unit with a cupboard and space and plumbing under for a washing machine. The working surfaces continue with base units under to include cupboards, drawers and a tray shelf and there is a planned space for a gas cooker. There is a further working surface with a cupboard and space under for both a fridge and a freezer and the kitchen has a range of matching eye-level cupboards, a double glazed window to rear and a double glazed door opening to a Sunroom.

The sunroom has windows overlooking the rear garden, power points, lighting and a sliding door giving access to the rear garden. From the lounge a staircase rises up to the first floor landing having an inspection hatch to the loft space above and doors leading off to bedrooms and bathroom as listed.

Bedroom one is a good size double bedroom and has a built-in wardrobe fitment with sliding doors, a UPVC double glazed window to front

overlooking Ryelands Road and a door into an airing cupboard with shelving and housing a modern Worcester gas fired, combination boiler.

Bedroom two is also a generously sized bedroom having a UPVC double glazed window overlooking gardens to rear. From the landing a door opens into the bathroom, having a suite to include a bath with a Triton electric shower over with a glass shower screen, pedestal wash hand basin and a low flush W.C. The bathroom has tiled flooring, a deep window sill with a frosted UPVC double glazed window to rear, tiled splashbacks, shaver socket and a wall mounted electric heater.

OUTSIDE.

The property is conveniently situated along Ryelands Road, close to Leominster's town centre and amenities. There is a low brick wall to the front boundary and gated pedestrian access onto a pathway leading to the front door. Also to the front is a small gravelled garden.

REAR GARDEN.

The property enjoys a south facing rear garden, that has been designed for ease of maintenance. There is a slabbed patio seating area with a low brick retaining wall and steps leading up to the remainder of the garden, laid to patio slabs and a shrub border. To the rear of the garden is gate giving access to a private driveway belonging to the property and a timber built storage shed. The property enjoys vehicular access to the rear, off Holland Road, where there is additional parking for guests.

SERVICES.

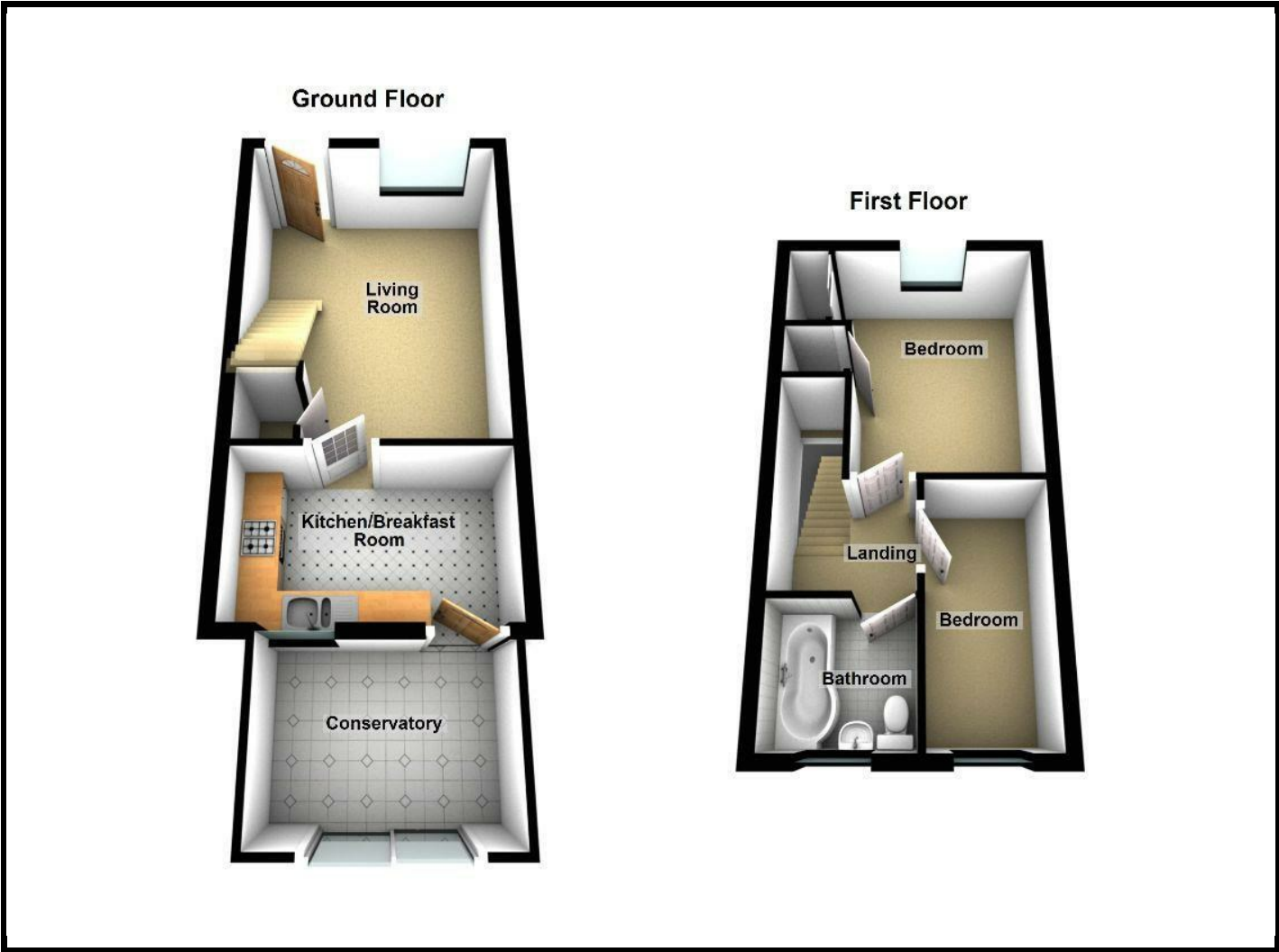
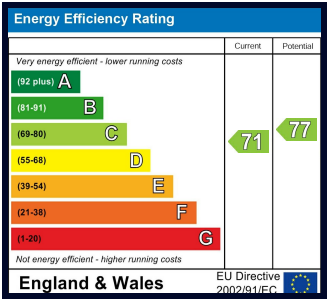
All mains services are connected and gas fired central heating via a Worcester combination boiler system.

ROOMS AND SIZES

Canopy Porch	
Lounge	4.75m x 3.56m (15'7" x 11'8")
Kitchen	3.51m x 2.18m (11'6" x 7'2")
Sunroom	2.90m x 2.26m (9'6" x 7'5")
Bedroom One	3.53m x 2.51m (11'7" x 8'3")
Bedroom Two	3.45m x 1.57m (11'4" x 5'2")
Bathroom	
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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