



JonathanWright
estate agents



92 Bridge Street, Leominster, HR6 8DZ. £320,000

**92 Bridge Street
Leominster
HR6 8DZ**

£320,000

PROPERTY FEATURES

- **Detached House**
- **3 Bedrooms**
- **Lounge/Dining Room**
- **Modern Fitted Kitchen**
- **Family Bathroom**
- **Driveway With parking For Vehicles**
- **Secure Rear Garden**
- **Gas Fired Central Heating**
- **Close To Town Centre**



To view call 01568 616666



JonathanWright
estate agents



A recently modernised large detached house offering gas fired centrally heated and double glazed living accommodation standing in large gardens and patios to rear, large private forecourt with parking for several motor vehicles and all within walking distance of Leominster's main town centre, shops and additional amenities. Bridge Street is on the northern edge of Leominster and is also within close proximity of a leisure centre, playing fields and open country and riverside walks. An internal inspection is recommended of this property by the selling agents. Details of 92 Bridge Street, Leominster are further described as follows:

The property is a large detached house of rendered elevations under a tiled roof. A leaded glazed entrance door opens into an inviting porch with double glazed windows to either side with lighting and a door opening into the reception hall. The reception hall gives access through into the light, L shaped lounge/dining room having a window to front, patio door to rear, feature fireplace, white painted stone, mantle shelf over, lighting and panelled radiators. From the reception hall a door opens into the modern fitted kitchen having units to include an inset one and a half bowl, single drainer sink unit, working surfaces and base units under of cupboards and drawers. There is a built-in Bosch electric hob, fan assisted oven with grill under, a built-in fridge freezer to side and a built-in dishwasher. The kitchen has tiling to splashbacks, eye-level cupboards, ceiling downlighters, kitchen floor covering, a window overlooking the garden to rear and a door opening into an under stairs storage/ cloaks cupboard. From the reception hall a staircase rises up to the first floor landing having a window to side, inspection hatch to the roof space above and doors off to bedrooms.

Bedroom one has a window to front, panelled radiator and a ceiling light. Bedroom two has a window overlooking the garden and patio to rear, lighting and a panelled radiator. Bedroom three has a window to front, lighting and power. Off the landing a door opens into the newly fitted bathroom having a modern suite in white of a panelled bath with mixer tap over, and hand shower and rain shower over. There is a vanity wash hand basin with mirror over, low flush W.C and a vertical heated towel rail/radiator. The bathroom has wet board panelling, splashbacks, ceiling light, an extractor fan and an opaque glazed window to rear.

OUTSIDE.

The property is approached to the front off Bridge Street having a large forecourt with parking for several motor vehicles. To the side of the property are double opening gates giving access across the side and around to the rear of the house.

REAR GARDEN.

To the rear is a large coloured flagged patio area, centre flagged pathway, lawned gardens to either side and being much larger than expected for a town house. There is panelled fencing, mature hedging, making the boundaries secure, also a corner patio area, timber built garden shed, outside security lighting, power points and access can be gained across both sides of the property back to the front.

SERVICES.

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

ROOMS AND SIZES

Reception Hall

Lounge/Dining Room

7.32m x 4.22m (max) (24' x 13'10" (max))

Kitchen

3.78m x 3.20m (12'5" x 10'6")

Bedroom One

3.58m x 3.73m (11'9" x 12'3")

Bedroom Two

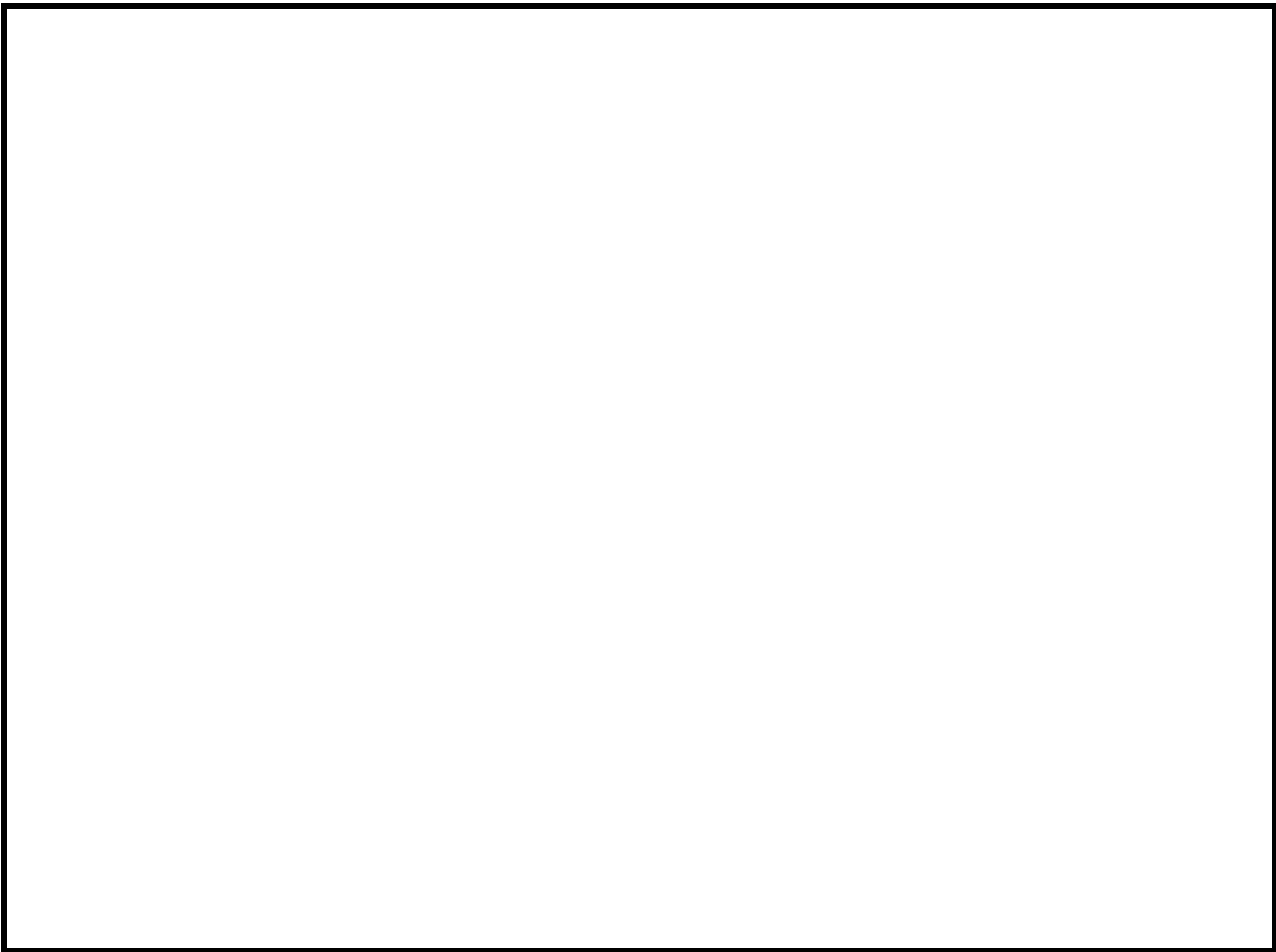
4.32m x 3.30m (14'2" x 10'10")

Bedroom Three

2.69m x 2.49m (8'10" x 8'2")

Bathroom

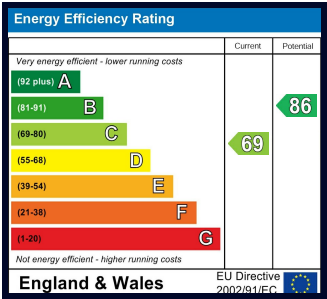
Rear Garden



PROPERTY INFORMATION

Council Tax Band - D

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.