



JonathanWright
estate agents



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241, The Mallards, Leominster, HR6 8UJ. No Onward Chain £175,000

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Leominster
HR6 8UJ**

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PROPERTY FEATURES

- End Terraced House
- Recently Modernised
- 2 Bedrooms
- Lounge/Dining Room
- Newly Fitted kitchen
- Newly Fitted Bathroom
- Gas central Heating
- Driveway With Parking
- Rear Garden



To view call 01568 616666



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Situated in a cul-de sac position on the northern side of Leominster an end terraced modern house, having been much improved and modernised over recent years to now offer 2 bedroomed living accommodation, gas fired centrally heated with a newly fitted kitchen, newly fitted bathroom with shower over, good decoration, floor covering, own private driveway with parking and an enclosed, safe garden to rear. The property is within 10 minutes comfortable walking distance of Leominster's town centre and amenities and is also close to Leominster's leisure centre and all weather sports facilities. The full particulars of 241 The Mallards Leominster are further described as follows:

The property is an end of terraced house of brick construction under a tiled roof. An entrance door opens into an enclosed porch with lighting, a window, a panelled radiator and a door into the reception hall. The reception hall has lighting, panelled radiator, smoke alarm, under stairs storage and a door opening into the lounge/dining room.

The lounge/dining room has a panelled radiator, lighting, power, TV aerial point, vinyl floor covering and an opening double glazed door into the gardens to the rear. From the reception hall a door opens into the kitchen.

The modern fitted kitchen has an inset stainless steel single drainer, sink unit, working surfaces with base units of cupboards and drawers, planned space for an electric cooker, space and plumbing for a washing machine and a planned space for a fridge or upright fridge/freezer. There are splashbacks, eye-level cupboards, stainless steel extractor hood with light over the cooker space, plenty of power points, spotlighting, panelled radiator, double glazed window to front and a wall mounted

Worcester Green Star gas fired combination boiler.

From the reception hall a staircase rises up to the first floor landing with lighting, power, a smoke alarm, a door opening into a linen cupboard with shelving and doors off to bedrooms.

Bedroom one has lighting, power, panelled radiator, window to rear and a door opening into a fitted wardrobe with hanging rail. Bedroom two is L shaped having a window to front, panelled radiator, lighting and power. From the landing a door opens into the bathroom.

The bathroom has a modern suite in white of panelled bath, mixer tap, shower attachment over, wet board panelling to all splashbacks and behind a low flush W.C. and a vanity wash hand basin with mixer tap over. There is an extractor fan, downlighters, vertical heated towel rail/radiator and a vanity mirror.

OUTSIDE.

The property is approached to the front with a tarmacadam driveway with parking for a motor vehicle, gravelled gardens and a flagged pathway giving access to the front door. The property also enjoys rear pedestrian access into the level and gravelled garden.

GARDEN.

The garden has a flagged patio area, panelled fencing to both sides and rear boundary.

SERVICES.

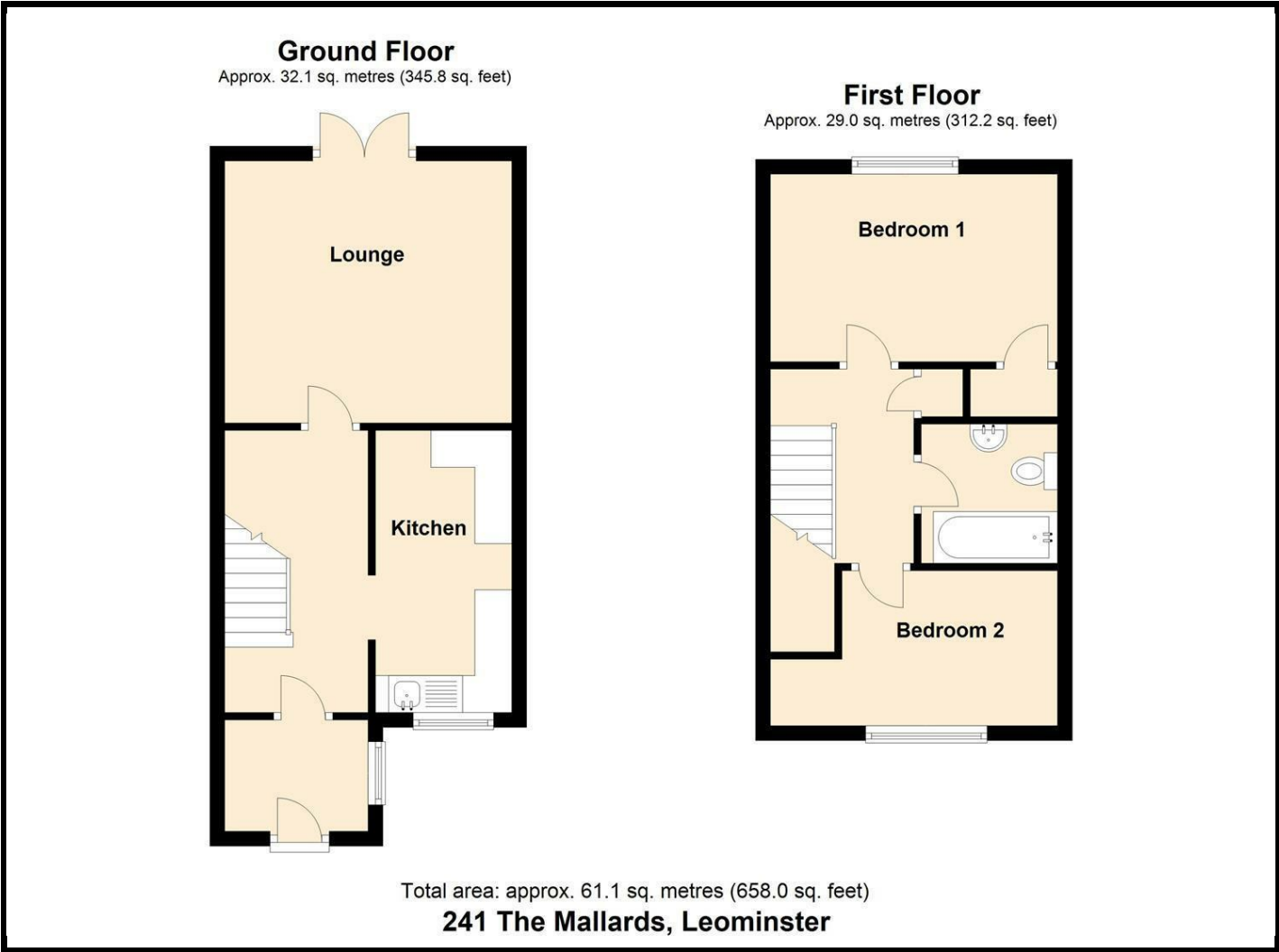
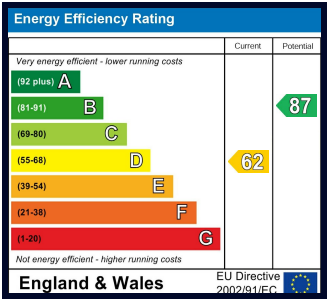
All mains services are connected, gas fired central heating and telephone to BT regulations.

ROOMS AND SIZES

- Reception Hall
- Lounge/Dining Room3.89m x 3.66m (12'9" x 12')
- Kitchen3.81m x 1.65m (12'6" x 5'5")
- Bedroom One3.66m x 2.57m (12' x 8'5")
- Bedroom Two3.66m (max) x 1.91m (max) (12' (max) x 6'3" (max))
- Bathroom
- 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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