



**JonathanWright**  
estate agents



**16 Falconer Place, Leominster, HR6 8AP. No Onward Chain £210,000**



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Leominster  
HR6 8AP**

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### **PROPERTY FEATURES**

- **A Well Presented Terraced House**
- **3 Double Bedrooms**
- **Lounge/Dining Room**
- **Kitchen/breakfast Room**
- **Bathroom With Shower Cubicle**
- **Separate W.C.**
- **Garden To Front And Rear**
- **Unrestricted Parking**
- **Close To Town Centre**

**To view call 01568 616666**



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#### NO ONWARD CHAIN.

A modern, well presented terraced house offering double glazed and gas fired centrally heated accommodation to include a wide and welcoming reception hall, good size lounge/dining room with fireplace, a modern fitted kitchen/breakfast room, 3 double bedrooms, a modern bathroom with shower cubicle, separate W.C. and outside a good size lawned garden to front, an easy to maintain garden to rear and unrestricted parking close by. Only a short walk away is Leominster's historic Grange Park with Priory Church and also within easy walking distance is Leominster's train and town centre with a wide range of amenities. Details of 16 Falconer Place, Leominster are as follows:

A UPVC double glazed entrance door with window casement to the side opens into a wide and welcoming reception hall. The reception hall has a feature archway, wall lighting and a door opening into the lounge/dining room.

The good size lounge/dining room has a feature fireplace with a gas living flame and coal effect fire. There are 2 UPVC double glazed windows, one to front and one to rear, ample room for a family sized dining table and a connecting door opening into the kitchen/breakfast room.

Off the reception hall a door leads into the good size kitchen/breakfast room. The modern and well fitted kitchen has a range of working surfaces with a stainless steel sink unit with mixer tap over and base units of cupboards and drawers under. There is a planned space for a gas cooker with a concealed extractor hood with light over, also an integral appliances to include a fridge, freezer and washing machine. The kitchen has a range of matching eye-level cupboards with corner shelving, a glass fronted display cabinet, larder unit and room for a breakfast table. There are 2 double glazed windows to rear, a door into a useful and deep understairs storage cupboard with shelving and a door giving access to the rear garden.

From the reception hall a staircase rises to the first floor landing with doors leading off to the bedroom accommodation.

Bedroom one is a good size double bedroom, having a built-in wardrobe fitment, ornamental shelving, a UPVC double glazed window to the front, a door into a useful over-stairs storage cupboard with hanging rail and a door into an airing cupboard housing a

Worcester gas fired combination boiler heating hot water and radiators as listed.

Bedroom two is also a good size bedroom having ample room for bedroom furniture, a double glazed window to rear and an inspection hatch to loft space above.

Bedroom three is a good size bedroom having a UPVC double glazed window to front and a usable recess.

Off the landing a door opens into the bathroom.

The bathroom has a modern suite in white to include a side panelled bath, a separate shower cubicle, with electric shower and a wash hand basin with vanity unit under. The bathroom has an extractor fan, heated towel rail and a frosted double glazed window to the rear.

Directly next door to the bathroom is a W.C., having a low flush W.C., frosted double glazed window to rear.

#### AGENTS NOTE.

The W.C. and bathroom could be knocked into one large bathroom.

#### OUTSIDE.

The property is situated in a well expected cul-de-sac position close to Leominster's town centre and amenities. There is a good size lawned garden to the front with shrub borders and a brick paved pathway leading to the front door. To the side of the property is a shared passageway giving access to the rear garden.

#### REAR GARDEN.

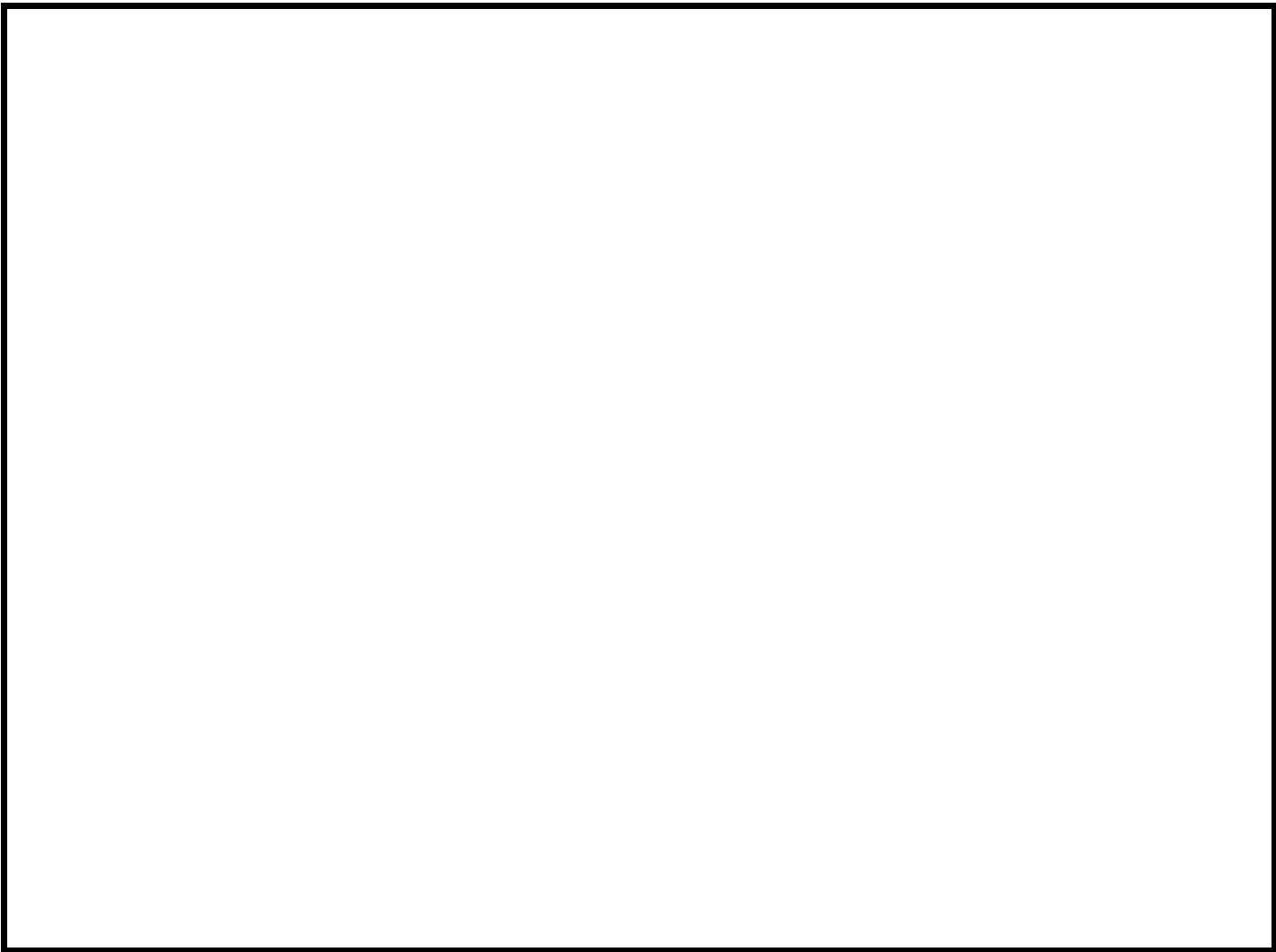
The property enjoys an enclosed rear garden that has been being designed for ease of maintenance and has been laid with patio slabs throughout with a shrub border, cold water tap and a timber built storage shed.

#### SERVICES.

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

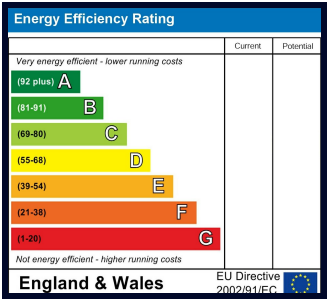
ROOMS AND SIZES

- Reception Hall
- Lounge/Dining Room 6.73m x 3.45m (22'1" x 11'4")
- Kitchen/Breakfast Room5.64m (max) x 3.10m (18'6" (max) x 10'2")
- Bedroom One3.40m x 2.92m (11'2" x 9'7")
- Bedroom Two3.45m x 3.18m (11'4" x 10'5")
- Bedroom Three3.68m x 1.96m (12'1" x 6'5")
- Bathroom
- Separate W.C.
- 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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