



108 The Mallards, Leominster, HR6 8UL. £230,000

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Leominster
HR6 8UL**

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PROPERTY FEATURES

- **Spacious Detached House**
- **3 Bedrooms**
- **Lounge**
- **Kitchen**
- **Conservatory**
- **Ground Floor Cloakroom/W.C.**
- **Family Bathroom**
- **Garage And Parking**
- **Gardens to Front And rear**
- **Views to Rear**



To view call 01568 616666



JonathanWright
estate agents



Situated in an attractive edge of cul-de-sac position and backing onto to open countryside, a modern detached house offering spacious accommodation to include a reception hall, good size lounge with fireplace, kitchen, rear conservatory, ground floor cloakroom/W.C, 3 good size bedrooms, bathroom and outside a lawn garden to front, an enclosed garden to rear, driveway with parking for vehicles and a garage with power and lighting.

The Mallards is within walking distance of Leominster's town centre and amenities to include a wide range of shops, supermarkets, cafes, restaurants and a train station with regular train services to the cathedral city of Hereford. Leominster is also home to the historic Grange Park and Priory Church.

Details of 108 The Mallards, Leominster are as follows:

A canopy porch with an entrance door opens into a reception hall with doors leading off to the ground floor accommodation.

The L shaped and spacious lounge has a feature fireplace with a gas living flame and coal effect fire standing on a raised hearth and mantle shelf over. There is an attractive UPVC double glazed window to front with deep window sill, also plenty of power points, TV aerial point and double glazed sliding doors giving access to the rear gardens. A door from the lounge opens into a useful and deep storage cupboard with lighting.

From the reception hall a door opens into the kitchen having a working surface with an inset, one and a half bowl, single drainer sink unit with mixer tap over and cupboards under. The working surfaces continue with units of cupboards and drawers under and built into the working surface is a Phillips Whirlpool 4 ring gas hob and in a housing unit there are provisions for a gas oven. The kitchen also has a range of eye-level cupboards, space and plumbing for a dishwasher, tiled splashbacks, a uPVC double glazed window to side and situated in the kitchen is a Worcester gas fired boiler heating hot water and radiators as listed.

A half glazed door from the kitchen opens into a good size rear conservatory having full length UPVC double glazed windows overlooking gardens, a polycarbonate roof, ceiling light with fan attachment, panelled radiator, plumbing and drainage for a washing machine and French doors to the rear garden.

A door from the reception hall opens into a ground

floor cloakroom/W.C, having a low flush W.C, wall mounted wash hand basin with tiled splashback and a frosted UPVC double glazed window to front.

From the reception hall a staircase rises and turns up to the first floor landing having a large UPVC double glazed window to front, inspection hatch to the roof space above, smoke alarm and a door into the airing cupboard housing a factory insulated hot water cylinder and shelving.

Doors from the landing lead off to the bedrooms and bathroom as listed.

Bedroom one is a good size double bedroom having a UPVC double glazed window to rear with an attractive outlook, built-in bedroom furniture and telephone subject to BT regulations.

Bedroom two is also a good size bedroom having built-in bedroom furniture and a double glazed window to rear with an attractive outlook.

Bedroom three is a generous single bedroom having a UPVC double glazed window overlooking a green to the front.

From the landing a door opens into the bathroom having a suite to include a side panelled bath with an electric shower over, pedestal wash hand basin and a low flush W.C. The bathroom is tiled from floor to ceiling height and has a UPVC double glazed window to side and an extractor fan.

OUTSIDE.

The property is situated in an attractive edge of cul-de-sac position and has a splayed driveway to front with parking for vehicles, also a lawn garden with shrub borders and at the end of the driveway an up and over door gives access into a garage.

GARAGE.

The good size garage has power, lighting, storage within the roof rafters and a door giving access to the rear garden.

To the side of the property are double opening gates to the rear garden which could also provide vehicular access.

REAR GARDEN.

The private rear garden backs onto open countryside having a slab patio seating area, lawn garden, deep shrub borders and also a further garden area to the side of the property.

SERVICES.

All mains services connected, gas fire central heating and telephone subject to BT regulations.



ROOMS AND SIZES

Reception Hall

Ground floor Cloakroom/W.C.

Lounge 4.85m x 4.70m (max) (15'11" x 15'5" (max))

Kitchen 3.05m x 2.64m (10' x 8'8")

Conservatory 3.58m x 3.40m (11'9" x 11'2")

Bedroom One 4.27m x 2.59m (14' x 8'6")

Bedroom Two 3.40m x 2.62m (11'2" x 8'7")

Bedroom Three 2.62m x 2.06m (8'7" x 6'9")

Bathroom

Garage 5.28m x 2.62m (17'4" x 8'7")

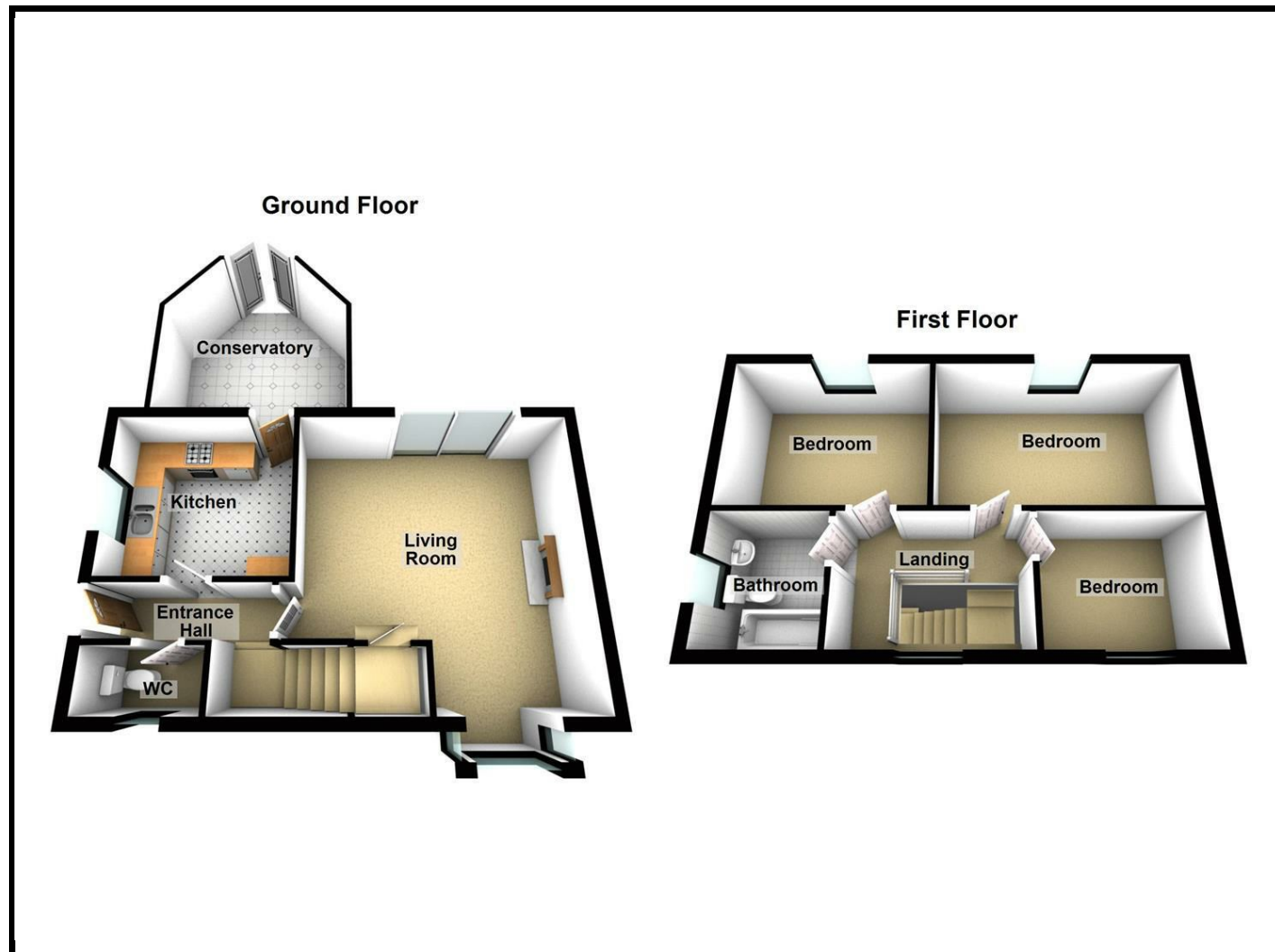
Rear Garden

PROPERTY INFORMATION

Council Tax Band - C

Property Tenure - Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
England & Wales	
EU Directive 2002/91/EC	



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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