



**16 Blanchard Close, Leominster, Herefordshire HR6 8SH. Offers In Excess Of £210,000**



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Leominster  
Herefordshire  
HR6 8SH**

**Offers In Excess Of £210,000**

### **PROPERTY FEATURES**

- Middle Terrace House
- 3/4 Bedrooms
- Reception Hall/Utility
- Lounge
- Dining Room/Bedroom Four
- Fitted Kitchen
- Breakfast Room
- Ground Floor Cloakroom/W.C.
- Parking For 2 vehicles
- Safe And Enclosed Rear Garden

To view call **01568 616666**



**JonathanWright**  
estate agents







A modern mid-terrace house situated in a pleasant cul-de-sac position on the western side of Leominster offering double glazed and gas fired centrally heated living accommodation with a reception hall/utility room, lounge, separate dining room, fitted kitchen with appliances, breakfast room, ground floor W.C, 3 bedrooms, bathroom with shower over and outside parking for 2 vehicles to the front and a safe and enclosed lawn and patio garden to the rear.

**\*MOTIVATED SELLERS.\***

The full particulars of 16 Blanchard Close, Leominster are further described as follows:

A double glazed entrance door with a double glazed window to side opens into a reception hall/utility with space for a washing machine, space for tumble dryer, a working surface, eye level cupboards, panelled radiator, lighting, power and a wall mounted Ideal Logic gas fired boiler heating hot water and radiators as listed.

A doorway from the reception hall/utility room opens into the kitchen. The modern kitchen has units to include an inset stainless steel, one and a half bowl, single drainer sink unit, working surface and, base units of cupboards, drawers and an integral fridge/freezer. In a housing unit is a fan assisted oven with grill, an inset 4 ring electric hob and an extractor hood with light. There is tiling to splashbacks, eye-level cupboards with concealed lighting under, ceiling light, ceramic tiled floor, space and plumbing for a dishwasher and a vertical heated towel rail/radiator.

An archway from the kitchen leads through into the breakfast room having lighting, power, panelled radiator, ceramic tiled floor and a doorway leading through into the dining room. The dining room has a double glazed window to front, lighting, power and a panelled radiator. From the dining room a door opens into a ground floor cloakroom with a low flush W.C, lighting and an extractor fan.

A glazed panelled door from the breakfast room leads through into the lounge. The

lounge has a feature ornamental fireplace, exposed brick, heavy timber lintel over, solid oak flooring, ceiling light, wall lighting, power points, TV aerial point, panelled radiator, double glazed window to rear and double opening, double glazed French doors to rear. From the breakfast room a staircase rises up to the first floor landing with a ceiling light, inspection hatch to the roof space and 2 storage cupboards.

Doors from the landing lead off to bedrooms. Bedroom one. (The measurements are taken to the front of a large floor to ceiling wardrobe fitment with hanging rail and shelving).

Bedroom one has a double glazed window to rear, panelled radiator, ceiling light and down lighters, laminate flooring and power points.

Bedroom two has double glazed window to front, panelled radiator, lighting, power, panelled radiator and a built-in wardrobe.

Bedroom three has a double glazed window to rear, panelled radiator, ceiling light and power points.

From the landing a door opens into the bathroom having a corner bath with seating, mixer tap with shower attachment over, vanity wash hand basin to side with cupboard under, a low flush W.C, tiling to ceiling height throughout including the window sill, double glazed window to front, a vertical heated towel rail/radiator and ceiling downlighters.

**OUTSIDE.**

The property is approached to the front with a concreted driveway with an outside cold water tap and parking for 2 motor vehicles.

**REAR GARDEN.**

The garden is laid out with a patio area, slate and slabs, outside cold water tap, a small lawn garden, steps up to a further garden area which is gravelled and also additional lawn, a further patio and an outside cold water tap.

**SERVICES.**

All mains services connected.



## ROOMS AND SIZES

Reception Hall/Utility

Kitchen 3.48m x 2.57m (11'5" x 8'5")

Breakfast Room 3.23m x 2.03m (10'7" x 6'8")

Dining Room 2.34m x 2.06m (7'8" x 6'9")

Cloak Room/W.C.

Lounge 4.95m x 3.66m (16'3" x 12')

Bedroom One 3.12m x 2.90m (10'3" x 9'6")

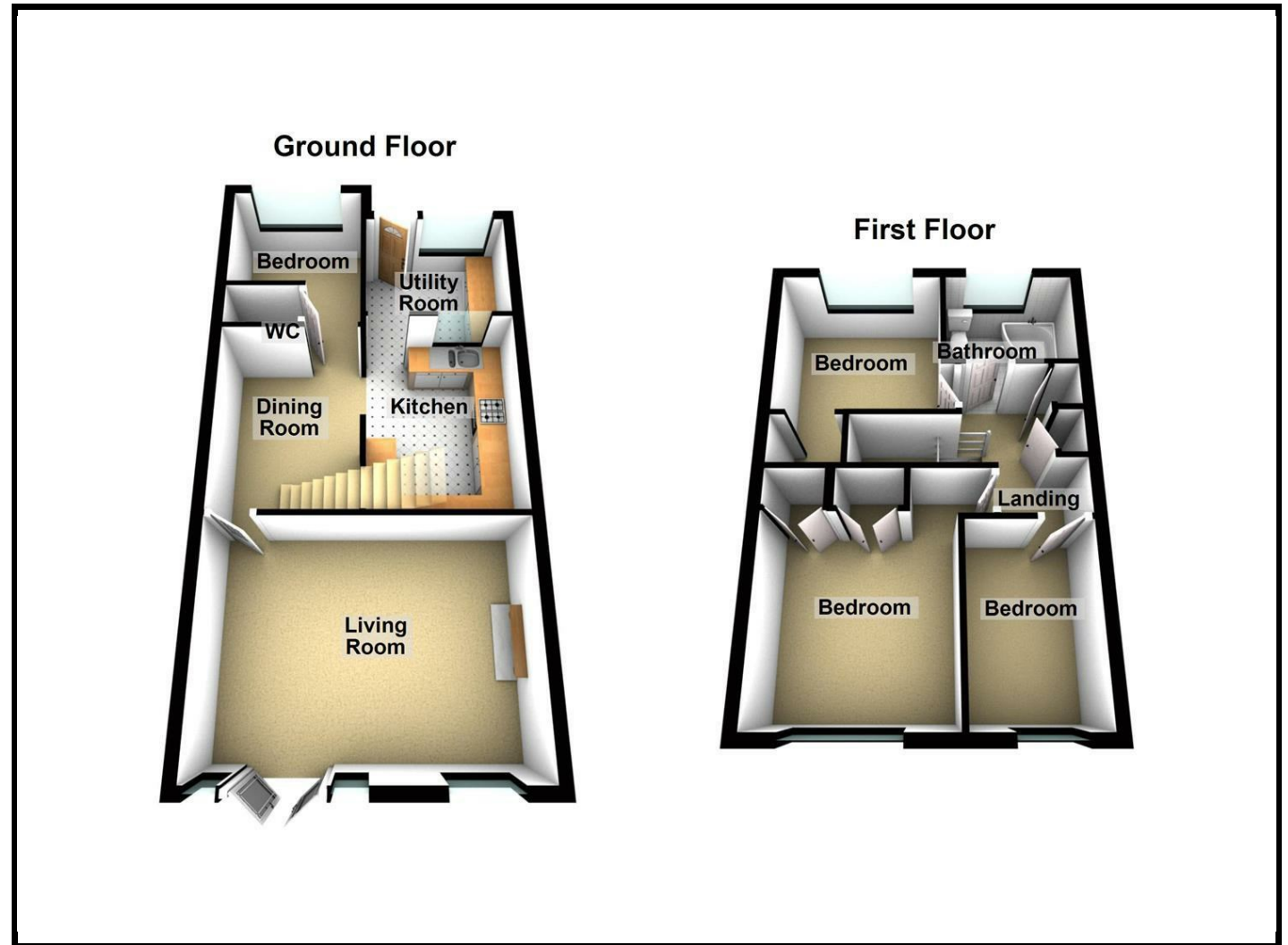
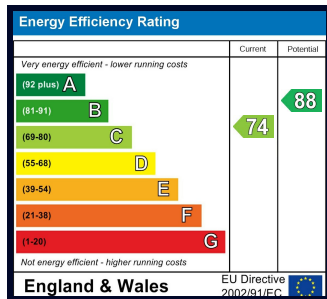
Bedroom Two 2.64m x 2.62m (8'8" x 8'7")

Bedroom Three 3.00m x 1.96m (9'10" x 6'5")

## 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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