



JonathanWright
estate agents



2 Worcester Road, Leominster, HR6 8AR. No Onward Chain £250,000

**2 Worcester Road
Leominster
HR6 8AR**

No Onward Chain £250,000

PROPERTY FEATURES

- **Semi-Detached House**
- **3 Bedrooms**
- **Lounge**
- **Separate Dining Room**
- **Fitted Kitchen**
- **Study/Office**
- **Family Bathroom**
- **Driveway For Vehicles**
- **Detached Garage**
- **Rear Garden & Garden To front**

To view call 01568 616666



JonathanWright
estate agents





A spacious semi-detached house offering UPVC double glazed and gas fired centrally heated accommodation to include a wide and welcoming reception hall, lounge with fireplace, dining room, kitchen, a spacious ground floor study/office, 3 good size bedrooms, bathroom and outside good size lawned gardens to front, easy to maintain garden to the rear, driveway with plenty of parking for vehicles and a detached garage.

The property is situated in a most convenient position close to Leominster's town centre and amenities to include a train station and schools. Leominster has a good range of shops, supermarkets, cafes and restaurants.

Details of 2 Worcester Road, Leominster are further described as follows:

The property is a spacious semi-detached house. A large canopy porch with a UPVC double glazed entrance door opens into a wide and welcoming reception hall. The reception hall has a frosted UPVC double glazed window to front, ample room for furniture and a door opening into the lounge.

The good size lounge has a feature fireplace with a gas living flame, coal effect fire standing on a slabbed hearth, fire surround and mantle shelf over. The lounge has a UPVC double glazed window overlooking gardens to front and a connecting door into the ground floor study.

From the reception hall a door opens into the dining room.

The dining room has room for a family dining table, a UPVC double glazed window to side, a door into a deep, under stairs storage cupboard with shelving and a door leading into the study.

The study has a UPVC double glazed window to rear and built-in shelving with storage cupboard under. From the dining room a feature stone archway leads into the kitchen.

The kitchen has a range of working surfaces with base units under of cupboards and drawers, space and plumbing for a washing machine and space for an electric cooker. The kitchen has a double fronted larder unit, space for an upright fridge/freezer, tiling to splashbacks, a UPVC double glazed window to rear and a half glazed door opening out to the rear garden.

From the reception hall a staircase rises up to the first floor landing having a door into an airing cupboard housing a hot water cylinder with shelving and doors leading off to bedrooms.

Bedroom one is a good size double bedroom having a

double aspect of UPVC double glazed windows to front and side, exposed floorboards and double opening doors into a wardrobe fitment with storage over.

Bedroom two is also a good size double bedroom having 2 built-in wardrobe fitments, a UPVC double glazed window to side and exposed floorboards. Bedroom three has a UPVC double glazed window to front, exposed floorboards and an inspection hatch to the loft space above.

From the landing a door opens into the bathroom having a suite in white to include a side panelled bath, pedestal wash hand basin and a low flush W.C. The bathroom has a frosted UPVC double glazed window to rear and exposed floorboards.

OUTSIDE.

The property is situated in a prominent position along Worcester Road being convenient for Leominster's nearby town centre and amenities. To the front of the property is a large driveway with ample parking for vehicles, also 2 lawned gardens, an additional parking area an attractive raised bed and outside lighting. At the end of the driveway an up and over door gives access into a detached garage.

GARAGE.

The garage has lighting, power, windows to either side and a glazed panelled door opening out to the rear garden.

REAR GARDEN.

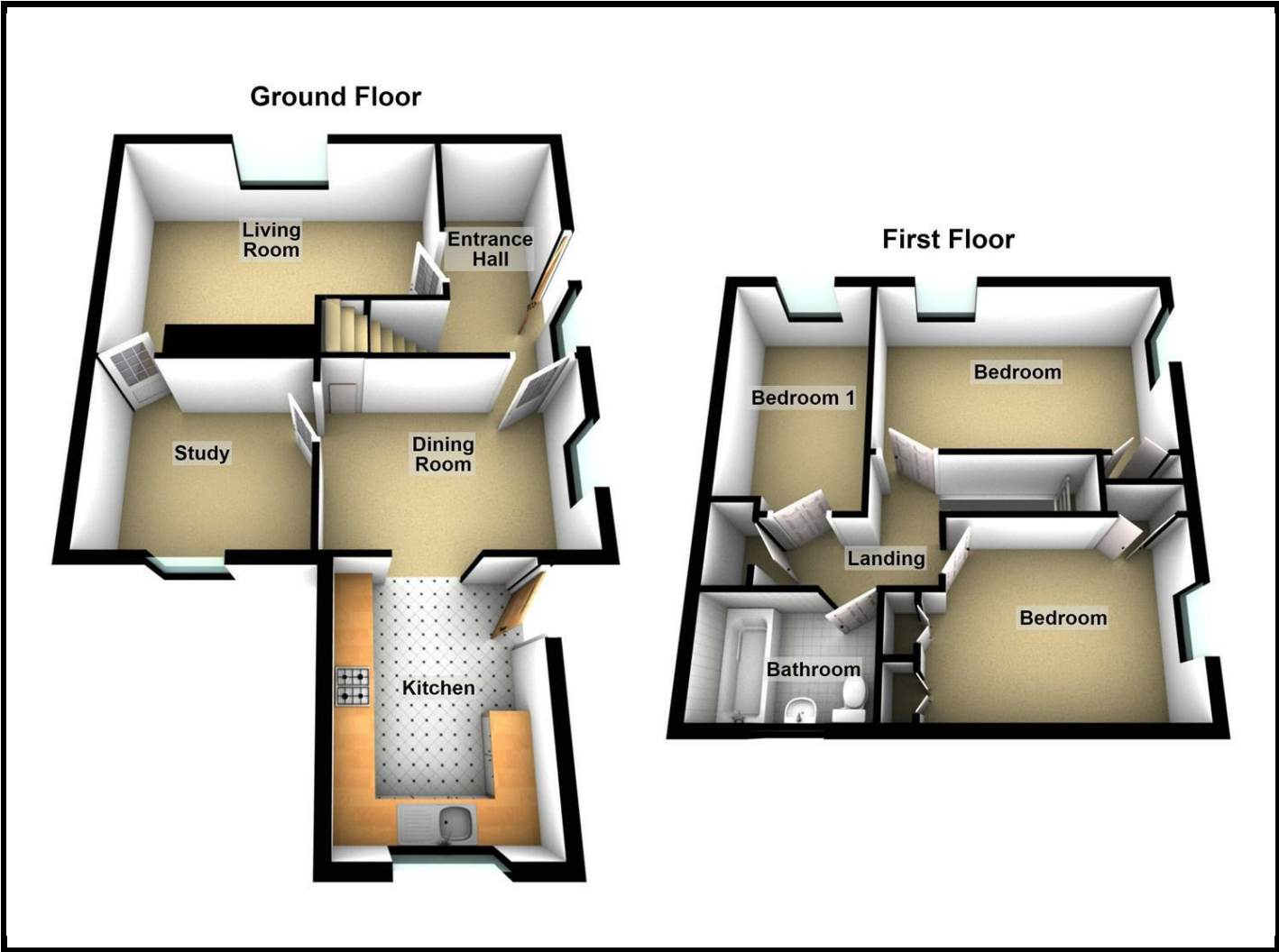
The property has an easy to maintain rear garden having a variety of seating areas, raised borders with retaining walls. There is an outside cold water tap, timber built storage shed and well maintained fencing to boundaries.

SERVICES.

All mains services are connected and gas fired central heating.

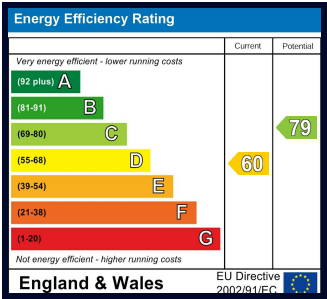
ROOMS AND SIZES

Reception Hall	
Lounge	4.90m x 3.28m (16'1 x 10'9")
Dining room	3.58m x 2.77m (11'9" x 9'1")
Study	3.10m x 2.74m (10'2" x 9')
Kitchen	3.43m x 2.51m (11'3" x 8'3")
Bedroom One	4.57m x 2.82m (15' x 9'3")
Bedroom Two	3.73m x 2.79m (12'3" x 9'2")
Bedroom Three	3.81m x 2.13m (12'6" x 7')
Bathroom	
Garage	4.98m x 2.49m (16'4" x 8'2")
Rear Garden	



PROPERTY INFORMATION

Council Tax Band - C
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.