Hazeldene, Stockenhill Road, Leominster, HR6 8PP. No Onward Chain £270,000

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Leominster
HR6 8PP

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PROPERTY FEATURES

- Semi-Detached House
- 3 Bedrooms
- Lounge
- Dining Room
- Fitted Kichen
- Utility Room
- Ground Floor W.C./Shower Room
- Conservatory
- Shower Room
- Adjoining Garage, Gardens To Front & Rear

To view call 01568 616666

JonathanWright
estate agents

A traditional style semi-detached house of brick and part rendered construction under a tiled roof. The property has a lounge, dining room, rear conservatory, fitted kitchen, utility room, ground floor cloakroom/shower room, 3 first floor bedrooms, shower room and outside gardens to front an adjoining, large single garage and gardens to rear, being laid to patio, lawns with floral and shrub borders.
The property is situated in a respected and sought after position and viewing is strictly by prior appointment with the selling agents.
The full particulars of Hazeldene, Stockenhill Road, Leominster are further described as follows:

The property is a semi-detached traditional house of brick construction under a tiled roof.
An arch recess porch gives access under and through an entrance door into a reception hall.
The reception hall has a radiator, window to side, under stairs cloaks cupboard and a glazed panelled door opening into the lounge.
The lounge has a bay window to front, panelled radiator, modern fireplace with coal and living flame effect gas fire, alcoves to either side and glazed sliding doors opening into the dining room.
The dining room has a panelled radiator and open plan under an archway into the kitchen.
The kitchen has units to include an inset, one and a half bowl, single drainer sink unit, working surfaces and base units under of cupboards and drawers. There is an inset 4 ring Algor gas gas hob, extractor hood with light over and a Bush fan assisted oven with grill under. There are eye-level cupboards, lighting, planned space for a fridge and a window to rear.
From the dining room patio doors open into a rear conservatory.
The conservatory is UPVC double glazed with a polycarbonate roof with opening windows, tiled floor and a door into the garden.
From the kitchen a door opens into a utility room has space and plumbing for a washing machine, room for appliances, window to rear, a door opening into the rear garden and a door opening into a ground floor shower room.

The shower room has a shower cubicle, wash hand basin and a low flush W.C.
Also from the utility room is a door opening into the garage.
From the reception hall a staircase rises up to the first floor landing having a window to side, an inspection hatch to roof space above and doors off to bedrooms.
Bedroom one has a bay window to front and a panelled radiator.
Bedroom two. (The measurement is taken to the front of a built-in floor to ceiling wardrobe unit).
Bedroom two has a window to rear, and a panelled radiator.
Bedroom three has a window to front and a panelled radiator.
Off the landing a door opens into a shower room with an enclosed corner shower cubicle, wet board panelling, corner wash hand basin and low flush W.C. There is also a panelled radiator and a window to rear.

OUTSIDE.
The property is situated along Stockenhill Road and is approached to the front with a brick paved driveway with parking for motor vehicles Adjoining the property is a garage.

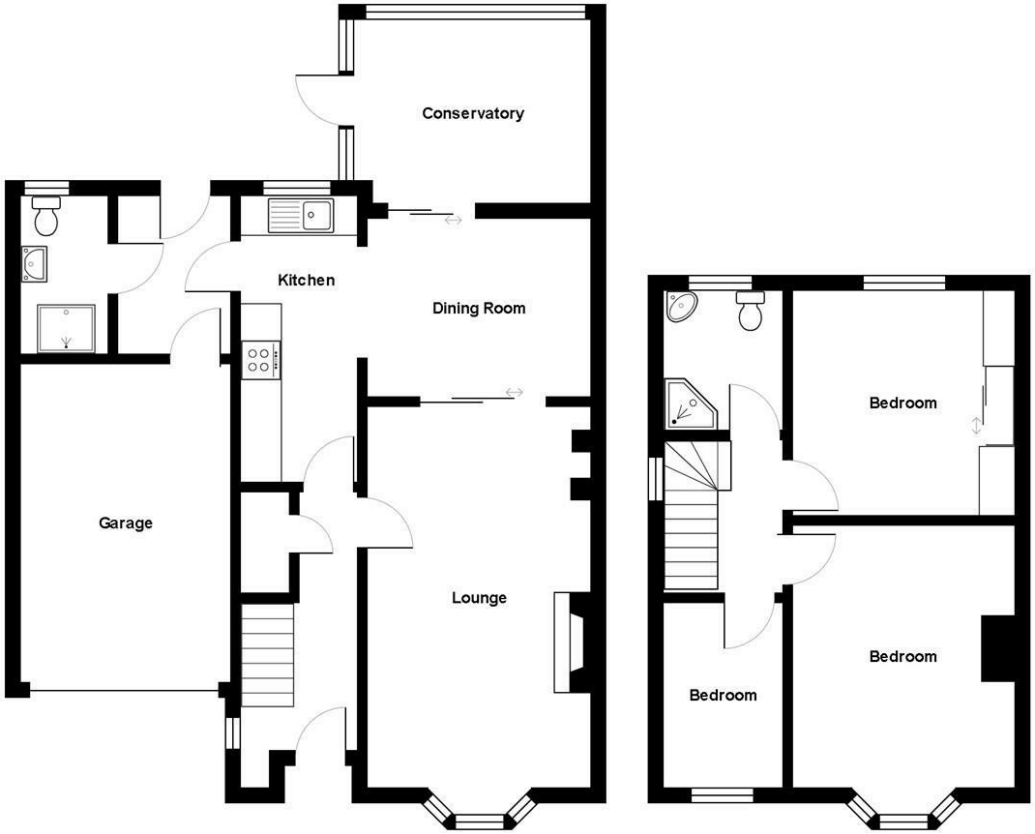
GARAGE.
The garage has an electric, roller front door, power, lighting and a connecting door into the utility room.

REAR GARDEN.
Having a flagged patio area, low retaining wall with the main garden being laid to lawn, borders to either side and fencing to both sides and rear boundaries.

SERVICES.
Mains water, mains drainage and gas fired central heating via a boiler housed in the kitchen.

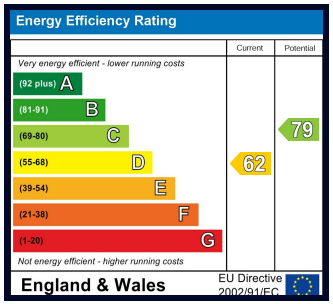
ROOMS AND SIZES

Reception Hall	
Lounge	6.40m x 3.30m (21' x 10'10")
Dining Room	3.18m x 3.05m (10'5" x 10')
Kitchen	4.32m x 1.75m (14'2" x 5'9")
Conservatory	2.82m x 2.29m (9'3" x 7'6")
Utility Room	2.29m x 2.03m (7'6" x 6'8")
Ground Floor W.C/Shower Room	
Bedroom One	3.89m x 3.28m (12'9" x 10'9")
Bedroom Two	3.35m x 2.64m (11' x 8'8")
Bedroom Three	2.24m x 1.75m (7'4" x 5'9")
Shower Room	
Adjoining Garage	4.72m x 3.12m (15'6" x 10'3")
Rear Garden	



PROPERTY INFORMATION

Council Tax Band - D
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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