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

**16 Falconer Place
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



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 Room

5.64m (max) x 3.10m (18'6" (max) x 10'2")

Bedroom One

3.40m x 2.92m (11'2" x 9'7")

Bedroom Two

3.45m x 3.18m (11'4" x 10'5")

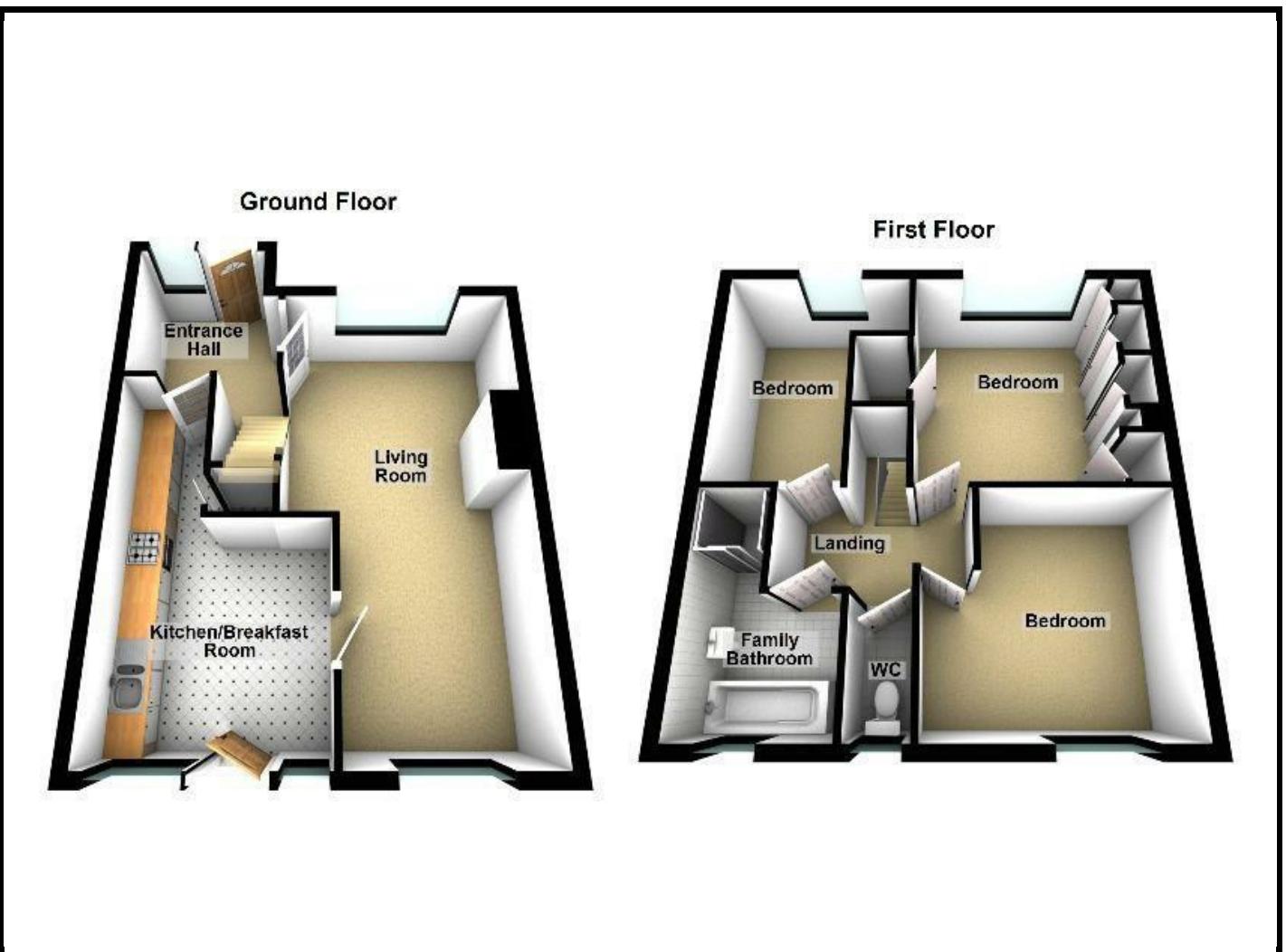
Bedroom Three

3.68m x 1.96m (12'1" x 6'5")

Bathroom

Separate W.C.

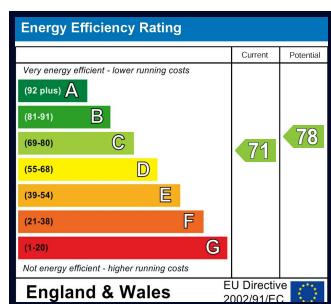
Rear Garden



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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