



JonathanWright
estate agents



52 Bridge Street, Leominster, HR6 8DZ. £250,000

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PROPERTY FEATURES

- End Of Terraced Cottage
- Grade 2 Listed
- 3 Bedrooms Over 2 Floors
- Sitting Room
- Separate Dining
- Fitted Kitchen/Breakfast Room
- Ground Floor Cloakroom/W.C.
- Family Bathroom
- Adjoining Garage/Workshop & Parking
- Good Size Rear Garden.

To view call 01568 616666





A character Grade 2 Listed, half timbered cottage situated not far from Leominster's main town centre offering gas fired centrally heated living accommodation having a reception hall, sitting room, separate dining room, fitted kitchen with appliances/breakfast room, ground floor cloakroom, 3 bedrooms over 2 floors, main bathroom, including a shower cubicle and outside large gardens with a workshop to rear and an adjoining private drive with parking for 2 motor vehicles, giving access into a large garage/workshop (offers potential for conversion into further accommodation). The property is within walking distance of Leominster's main town centre and amenities and has been well cared for by the present owner. The full particulars of 52 Bridge Street, Leominster are further described as follows:

The property is Grade 2 Listed, end terraced, half timbered cottage under a slate roof. An entrance door opens into a reception hall having a door opening into the dining room. The dining room has exposed ceiling timbers, window to side and open plan into the sitting room.

The sitting room has exposed wall and ceiling timbers, 3 windows 2 the front and one to side, a feature fireplace, brick fire surround, inset wood burning stove. (From the sitting room the staircase rises to the first floor). From the reception hall a door opens into the kitchen/breakfast room. The well fitted kitchen has units to include an inset, single drainer sink unit, working surfaces and base units of cupboards and drawers. There is an inset 4 ring gas hob, an electric fan assisted oven with grill under and an extractor hood with light over. There is space and plumbing for a washing machine, an integral fridge, window overlooking the garden to rear, plenty of room for a breakfast table and chairs and double opening, double glazed doors onto a rear patio. On the ground floor a door opens into a cloakroom having a low flush W.C. and wash hand basin. From the sitting room a staircase rises to the first floor landing having a window to side and

a door off to bedroom one. Bedroom one has a window to front, exposed polished floorboards and a built-in double wardrobe. On the first floor there is a bath/shower room having a panelled bath, enclosed separate shower cubicle, pedestal wash hand basin, low flush W.C. and a window to rear. Also on the landing is a door opening into an airing cupboard housing the gas fired heating boiler and also a hot water cylinder. From the first floor the stairs continue up to the second floor having a window to rear, linen cupboard and 2 further bedrooms. Bedroom two has exposed ceiling timbers and a window to front. Bedroom three has a window to rear and exposed ceiling timbers.

OUTSIDE.

The property is approached to the front with a dropped kerb and parking for 2 motor vehicles, in the front of an adjoining garage/workshop.

GARAGE/WORKSHOP.

Having double opening doors to front, up and over door to rear, concreted floor, power, lighting and a side door opening into the rear garden onto a patio. There is an opportunity to convert this into a fabulous and large, open-plan kitchen (subject to local authority regulations).

REAR GARDEN.

The good size garden has a flagged patio area, lawned garden, vegetable garden, an aluminium framed greenhouse and a substantial timber built garden shed/workshop, being in excellent order.

SERVICES.

All main services are connected, gas fired central heating and telephone subject to BT Regulations.

ROOMS AND SIZES

Reception Hall

Dining Room 4.34m x 3.20m (14'3" x 10'6")

Sitting Room 4.42m x 3.35m (14'6" x 11')

Kitchen/Breakfast Room 5.26m x 3.78m (17'3" x 12'5")

Ground Floor Cloakroom

Bedroom One 3.86m x 3.78m (12'8" x 12'5")

Bath/Shower Room

Bedroom Two 4.42m x 3.71m (14'6" x 12'2")

Bedroom Three 3.58m x 2.67m (11'9" x 8'9")

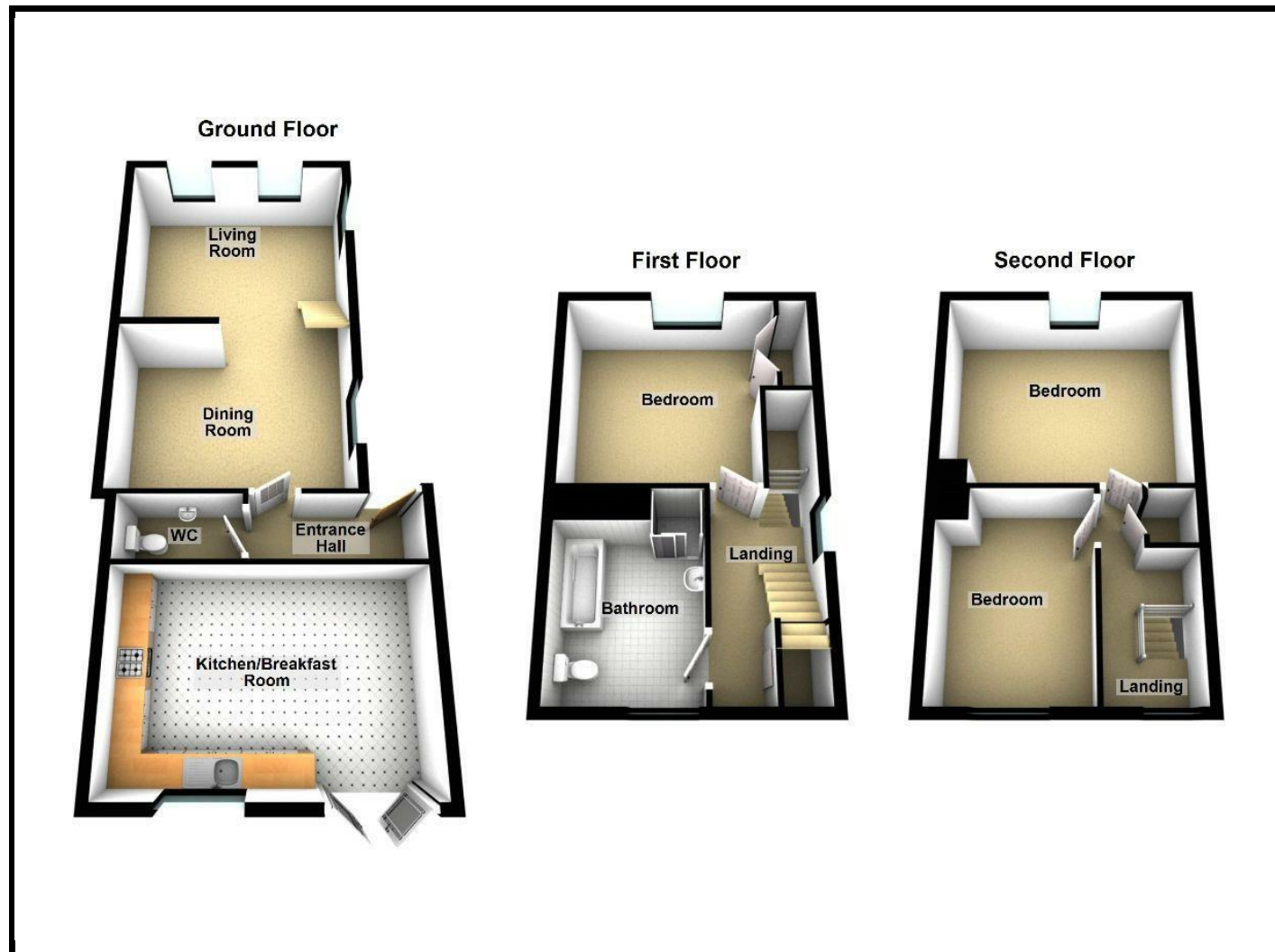
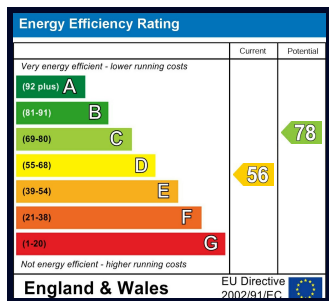
Garage/Workshop 6.83m x 3.25m (22'5" x 10'8")

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.

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