

20 Hanbury Green, Shobdon, HR6 9NS. No Onward Chain £210,000

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Shobdon
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PROPERTY FEATURES

- Character Terraced Barn Cottage
- 3 Bedrooms
- Sitting/Dining Room
- Fitted Kitchen
- Bathroom
- Gas Central Heating
- Gardens To Front And Rear
- Garage
- Village Location







To view call 01568 616666

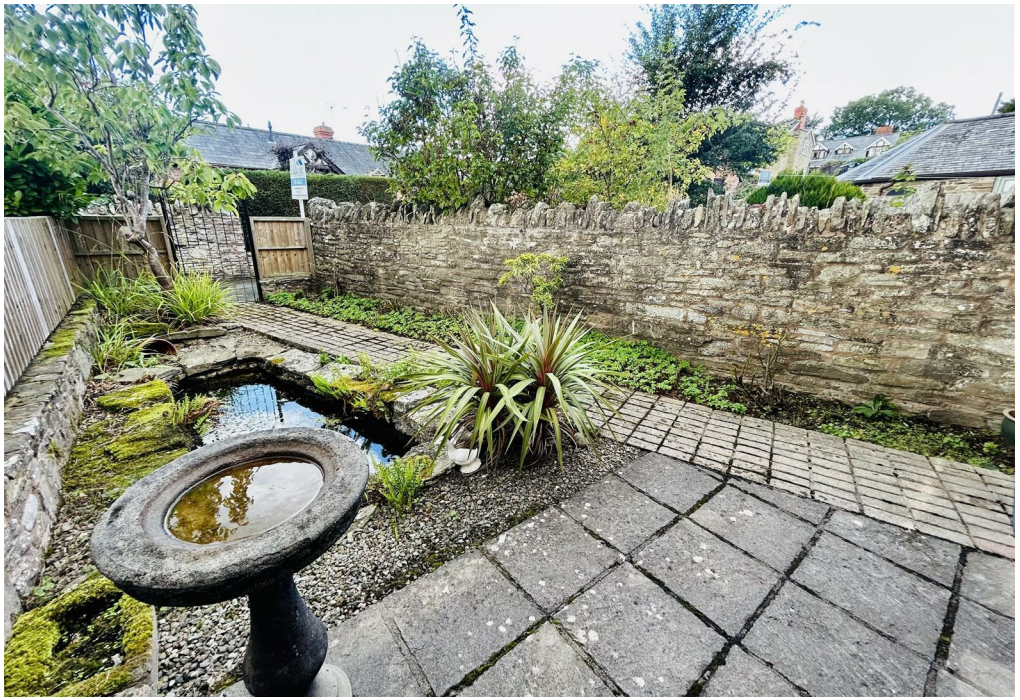
JonathanWright estate agents











An attractive and character cottage barn conversion offering gas fired central heated and mostly double glazed accommodation having a reception hall, sitting/dining room, fitted kitchen with appliances, 3 bedrooms, bathroom with shower over, rear porch, gardens to front and rear, private parking and a single garage in a garage block to rear.
The property is offered for sale with no-ongoing chain and is situated in the pleasant village of Shobdon having a village shop with post office, village school, village hall, church and is only 20 minuets driving distance of the market town of Leominster.
The full particulars of 20 Hanbury Green, Shobdon are further described as follows:

The property is a middle terraced barn conversion cottage of brick and half timbered construction under a slate roof.
Outside lighting with a canopy porch gives access under and through a leaded composite entrance door into a reception hall having exposed ceiling timbers, wall lighting, quarry tiled floor and a glazed panelled door opening into the sitting/dining room.
The sitting/dining room has a feature of a brick fireplace extending to ceiling height and standing on a raised plinth is electric log and flame effect stove. There are alcoves to either side of the chimney breast, extensive wall and ceiling timbers, a double glazed window to front, a single window to rear, lighting, power, panelled radiator and TV aerial point.
From the sitting/dining room a door opens into the kitchen. The modern fitted kitchen has units to include an inset 4 ring gas hob, extractor hood with light over, an electric fan assisted oven with grill under and working surfaces extending to either side with base units of cupboards and drawers. There is an inset stainless steel, single drainer sink unit, eye-level cupboards, space and plumbing for an automatic washing machine, tiled splashbacks, double glazed window to rear, exposed ceiling timbers and a ceramic tiled floor. Housed in the kitchen is the British gas boiler heating hot water and radiators as listed.
A half glazed doors from the sitting room opens into an enclosed rear porch with opening double glazed windows and a double glazed door giving access to the rear gardens and garage.
From the reception hall a staircase rises up to the first floor landing having doors off to the bedrooms.
Bedroom one has exposed timbers, a double glazed window to rear, lighting, power and a panelled radiator.

Bedroom two has a double glazed window to front, panelled radiator, lighting, power and exposed timbers.
Bedroom three. (The bulk head of the stairs rise up into the bedroom making it a small child's room only). There is a double glazed window to front, lighting, power and a panelled radiator.
Off the landing a door opens into the bathroom having a suite in white of a panelled bath with a Triton electric shower over, tiled splashbacks, pedestal wash hand basin and a low flush W.C. There are exposed timbers, panelled radiator, shaver socket, ceiling light and an opaque double glazed window to rear.
On the landing there is an inspection hatch to the roof space above and a door opens into a linen cupboard.

OUTSIDE.
The property is approached to the front, across a pedestrian footpath with a wrought iron gate opening to give access across a brick paved pathway to the entrance door. The garden is laid out easily for maintenance, floral and shrub borders, flagged patio area and an ornamental fishpond.
The property enjoys vehicular access and also gives access to the garden to the rear.

REAR GARDEN.
Having a centre brick paved pathway leading to the rear porch door and lawned gardens to either side.

GARAGE.
Situated in a garage block is a single garage. The garage has lighting, power, double opening doors to front and a concreted floor.

SERVICES.
All mains services are connected. gas fired central heating.

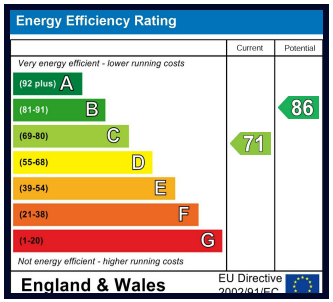
ROOMS AND SIZES

Reception Hall	
Sitting/Dining Room	5.87m x 3.58m (19'3" x 11'9")
Kitchen	3.00m x 2.13m (9'10" x 7')
Bedroom One	3.71m x 2.64m (12'2" x 8'8")
Bedroom Two	3.66m x 3.05m (12' x 10')
Bedroom Three	2.24m (max) x 1.98m (7'4" (max) x 6'6")
Bathroom	
Rear Garden	
Garage	4.47m x 2.74m (14'8" x 9')



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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JonathanWright estate agents
Tel: 01568 616666

Your Independent Estate Agent for Life
26 High Street, Leominster, HR6 8LZ
Email. post@jonathanwright.co.uk

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