



**JonathanWright**  
estate agents



**92 Kings Meadow, Wigmore, Herefordshire HR6 9UX. No Onward Chain £225,000**



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Wigmore  
Herefordshire  
HR6 9UX**

**No Onward Chain £225,000**

### **PROPERTY FEATURES**

- Terraced House
- 3 Bedrooms
- Ground Floor Cloakroom/W.C.
- Lounge/Dining Room
- Fitted Kitchen
- Family Bathroom
- Rear Garden
- Single Garage With Parking Space
- Village Location

**To view call 01568 616666**



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Situated on the popular Kings Meadow development a modern terraced family size house offering accommodation with night storage heating, double glazed, having a canopy porch, reception hall, large lounge/dining room, modern kitchen, 3 double bedrooms, bathroom with shower over and a wheel chair friendly ground floor cloakroom/W.C.

The property is situated in a cul-de-sac position on the edge of the development and is within a few moments walking distance of the village centre and schools.

The property is offered for sale with no onward chain.

Details of 92 Kings Meadow, Wigmore are further described as follows:

The property is a modern terraced house of brick construction under a slate roof.

A canopy porch gives access under and through a double glazed entrance door into the reception hall, having ceiling lights, night storage heater, power point and a door opening into a ground floor cloakroom/W.C. (Wheel chair friendly).

The cloakroom/W.C has a W.C, wall mounted wash hand basin, an opaque double glazed window to front, ceiling light and a built-in cupboard.

From the reception hall a door opens into the lounge/dining room having a feature of a wood burning stove with shelving over to either side. There is a ceiling light, moulded ceiling cornice, night storage heater, 2 double glazed windows to rear and double opening French doors also opening to the rear.

Double opening doors from the lounge/dining room opens into the kitchen, which also has a connecting door into the reception hall.

The well fitted kitchen has modern units to include an inset stainless steel, single drainer sink unit, working surfaces and base units under of cupboards and drawers. There is planned space for an electric cooker, space and plumbing for a washing machine, a tall larder unit, tiled splashbacks, eye-level cupboards and a double glazed window overlooking the green to front. There ceiling lights, a night storage heater and room for an upright fridge/freezer.

From the reception hall a staircase rises to a half landing, turns and rises up to the first floor. On the landing is a door opening into an airing cupboard, having a large Factory insulated hot water cylinder and immersion heater.

Doors from he landing lead off to bedrooms.

Bedroom one has floor to ceiling built-in wardrobes

across one wall, 2 double glazed windows, both to rear overlooking open fields, farmland and a children's play area. There is an electric convector heater and lighting.

Bedroom two has a double glazed window overlooking the green to front, night storage heater and lighting.

Bedroom three has 2 double glazed windows to rear, an electric convector heater and light.

The bathroom has a suite of a panelled bath with hand grips, a Mira electric shower over and tiling to ceiling height around bath and shower. To the side is a pedestal wash hand basin, low flush W.C, tiled splashbacks, an extractor fan, downflow electric heater, ceramic tiled floor and a ceiling light.

#### OUTSIDE.

The property is approached to the front in a pleasant cul-de-sac position having a small garden to front with a flagged pathway to the front door.

The property enjoys a covered walkway to the side, giving access to rear and a gate opening into the gardens.

#### REAR GARDEN.

The easily maintained garden has trees, plants, shrubs, mature hedging which is not overlooked. There is a timber built garden shed, small flagged patio area and access through the French doors, back into the property.

#### GARAGE.

The property has the benefit of a single garage which is situated just to the front of the property in a parking forecourt. The garage has another parking space in the carpark designated to the front.

#### SERVICES.

Mains electricity, mains water, mains drainage and night store heating.

ROOMS AND SIZES

Reception Hall

Ground Floor Cloakroom/W.C.

Lounge/Dining Room 6.58m x 3.56m (21'7" x 11'8")

Kitchen 4.27m x 2.26m (14' x 7'5")

Bedroom One 3.56m x 3.35m (11'8" x 11')

Bedroom Two 4.32m x 2.92m (14'2" x 9'7")

Bedroom Three 3.58m x 3.56m (11'9" x 11'8")

Bathroom

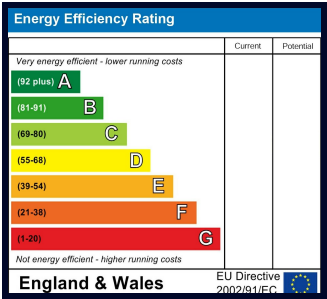
Rear Garden

Single Garage

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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