50 Farmeadow Road, Leominster, HR6 9AB. £215,000

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PROPERTY FEATURES

- A Well Presented Semi-Detached House
- 3 Bedrooms
- Modern Kitchen/Dining Room
- Conservatory
- Cloakroom/Wc
- Modern Shower Room
- Enclosed Garden
- Driveway with Parking
- Garage

To view call 01568 616666

JonathanWright
estate agents

A well presented semi-detached house offering well presented, UPVC double glazed accommodation to include an enclosed porch, welcoming reception hall, lounge with bay window, a modem kitchen/dining room, good size conservatory, ground floor cloakroom/Wc, 3 bedrooms, modern fitted shower room and outside a good size and attractive garden to the front, a safe and secure garden to the rear, a long driveway with plenty of parking for vehicles and a garage with power and lighting.
Farmeadow Road is situated on the western edge of Leominster town and close by is a Morrisons supermarket. Leominster's town centre offers a wide range of amenities to include shops, supermarkets, cafes and restaurants, good schooling and a sports centre.

A UPVC entrance door opens into an enclosed porch having UPVC double glazed windows to the front and sides and a door opening into a reception hall. The reception hall has inset lighting, a useful under stairs storage area and a door leading into a lounge. The good size and light lounge has a UPVC double glazed bay window to the front with inset lighting and plenty of power points.
A doorway from the reception hall opens into the kitchen/dining room. The good size and modern kitchen/dining room is modern and has working surfaces with of base units of cupboards and drawers under, planned space for dishwasher, a matching larder unit with slide out drawers and built into the working surface is Bosch induction hob with a stainless steel extractor hood with light over and an electric oven under. The kitchen/dining room has a built-in microwave oven, room for a fridge freezer and also matching eye-level cupboards with lighting over. There is a UPVC double glazed window to the rear, tiled flooring, ample room for a dining table, double opening doors into a useful storage cupboard with lighting and a door into a ground floor cloakroom/Wc. The cloakroom/Wc has a low flush Wc, wash hand basin with cupboards under, an extractor fan and a frosted UPVC double glazed window to the rear.
From the kitchen/dining room a door opens into a conservatory.
The good size conservatory has double glazed windows overlooking the rear garden, wooden laminated flooring, plumbing for a washing machine, a UPVC double glazed door opening to the driveway to the side of the property and UPVC French doors opening out to the rear garden.

From the reception hall a staircase rises up to the first floor landing having a UPVC double glazed window to the side, an inspection hatch to the loft space above and a door into a linen cupboard with shelving. Doors lead off to bedrooms as listed.
Bedroom one is a good size double bedroom having a UPVC double glazed window to the front with a far reaching view over neighbouring countryside. There is also a built-in storage unit with cupboards and drawers and matching bedside tables.
Bedroom two is also a good size bedroom having a UPVC double glazed window to rear and a built-in wardrobe fitment.
Bedroom three has a built-in cabin bed and a UPVC double glazed window to front with an attractive outlook.
From the landing a door opens into a modern shower room having a large walk-in shower with a glass shower screen and a mains fed shower over. There is also a low flush Wc, wash hand basin with drawers under, an extractor fan, heated towel rail, a built-in storage unit and frosted UPVC double glazed window to the rear.

OUTSIDE.
The property is situated in an edge of cul-de-sac position and is approached to the front over a pedestrian pathway and onto a driveway with parking for plenty of vehicles. The attractive front garden is laid to lawn with well stocked floral and shrub borders.and the driveway continues to the side of the property where there is an outside cold water tap and at the end of the driveway an up and over door gives access into a garage.

GARAGE.
The garage has power, lighting and a door to the side.

REAR GARDEN.
The property enjoys a safe and secure rear garden ideal for young families. There is a timber deck seating area with inset lighting, a lawn garden, a second timber deck seating area to the rear and a sheltered storage area. The rear garden also has an external power point.

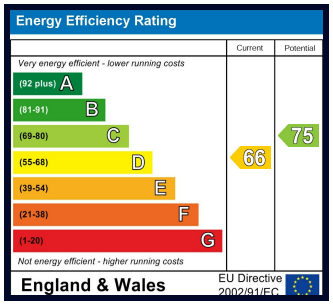
SERVICES.
All mains services are connected, gas fired central heating and under floor heating to the reception hall and kitchen/dining room. The boiler has been recently serviced.

ROOMS AND SIZES

Reception Hall	
Lounge	4.45m x 4.01m (14'7" x 13'2")
Kitchen/Dining Room	4.98m x 3.48m (16'4" x 11'5")
Ground Floor Cloakroom/W.C.	
Conservatory	5.00m x 2.49m (16'5" x 8'2")
Bedroom One	3.56m x 3.20m (11'8" x 10'6")
Bedroom Two	3.51m 3.18m (11'6" 10'5")
Bedroom Three	2.67m x 2.64m (8'9" x 8'8")
Shower Room	
Garage	5.69m x 2.54m (18'8" x 8'4")

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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