



59 Westcroft, Leominster, HR6 8HG

Offers in excess of £295,000

Situated within a sought-after residential area of Leominster, this well-maintained 4 bedroom home offers comfortable and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or those looking to downsize.

The property welcomes you with a bright entrance hall leading to a spacious living room, providing a comfortable space to relax and entertain. The modern fitted kitchen offers ample worktop and storage space, with room for dining and direct access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, each offering plenty of natural light, together with a family bathroom fitted with a contemporary suite.

Outside, the property benefits from an enclosed rear garden, perfect for outdoor dining, gardening, or children's play, while the front provides off-road parking and attractive kerb appeal.

Conveniently located within easy reach of Leominster's town centre, schools, supermarkets, and transport links, this property combines peaceful residential living with excellent local amenities.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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