JonathanWright estate agents

1 Battlebridge Close, Leominster, Herefordshire HR6 8TH. £195,000

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Leominster
Herefordshire
HR6 8TH

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PROPERTY FEATURES

- Semi-Detached House
- 2 Bedrooms
- Lounge
- Kitchen/Dining Room
- Bathroom
- Garage
- Parking For A vehicle
- Edge of Cul-De-Sac Position
- Rear Garden
- Close To Town Centre

To view call 01568 616666

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A modern and well presented semi-detached house, occupying a corner plot position and offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, a light lounge, good size kitchen/dining room, 2 size bedrooms, a modern bathroom and outside an easy to maintain garden to front, a safe and secure garden to rear, driveway with parking for a vehicle and a garage.
The property is well positioned for Leominster's town centre and amenities to include a nearby mini-mart and also Leominster's train station with regular train services to the nearby cathedral city of Hereford. Leominster's town centre is only a short walk away, having a good variety of shops, supermarkets, cafes and restaurants.
Details of 1 Battlebridge Close Leominster are further described as follows:

A canopy porch with outside lighting and a UPVC double glazed door opens into a reception hall, having a door into a useful and deep storage cupboard and a door giving access into the lounge.
The light and airy lounge has 2 UPVC double glazed windows, one to front with a deep window sill, one to side, plenty of power points, smoke alarm and a TV aerial point.
From the lounge an opening leads into the kitchen/dining room. The good size kitchen has a working surface with an inset sink unit with mixer tap over, cupboards and drawers under and space and plumbing for a washing machine. There are further base units to include cupboards, drawers and a tray shelf and there is planned space for a gas cooker with a stainless steel extractor hood with light over. The kitchen also has matching eye-level cupboards, tiled splashbacks 2 UPVC double glazed windows, room for an upright fridge/freezer, room for a dining table and a double glazed sliding door giving access to the garden. Also situated in the kitchen is a modern Worcester gas fired combination boiler heating hot water and radiators as listed.
From the lounge a staircase rises up to the first floor landing having a UPVC double glazed window to front, smoke alarm and doors off to bedroom accommodation.
Bedroom one is a good size double bedroom, having a built-in wardrobe fitment and a double aspect of a UPVC double glazed window to the front and a UPVC double glazed window to side and ample room for bedroom furniture.
Bedroom two is also a generously sized bedroom, having a UPVC double glazed window overlooking gardens and an inspection hatch to the roof space above.
From the landing a door opens into a bathroom having a modern suite to include a side panelled bath with an electric shower over, pedestal wash hand basin and a low flush W.C. The bathroom has tiled splashbacks, a frosted UPVC double glazed window to side and an extractor fan.

OUTSIDE.
The property is situated on the edge a popular cul-de-sac position, close to Leominster's town centre and amenities. There is an attractive resin paved area to the front with outside lighting, low picket fencing to boundaries and an easy to maintain gravelled garden with shrub border to the side of the property.
Set to the side is a private driveway with parking for a vehicle and at end of the driveway is an up and over door giving access into a garage.

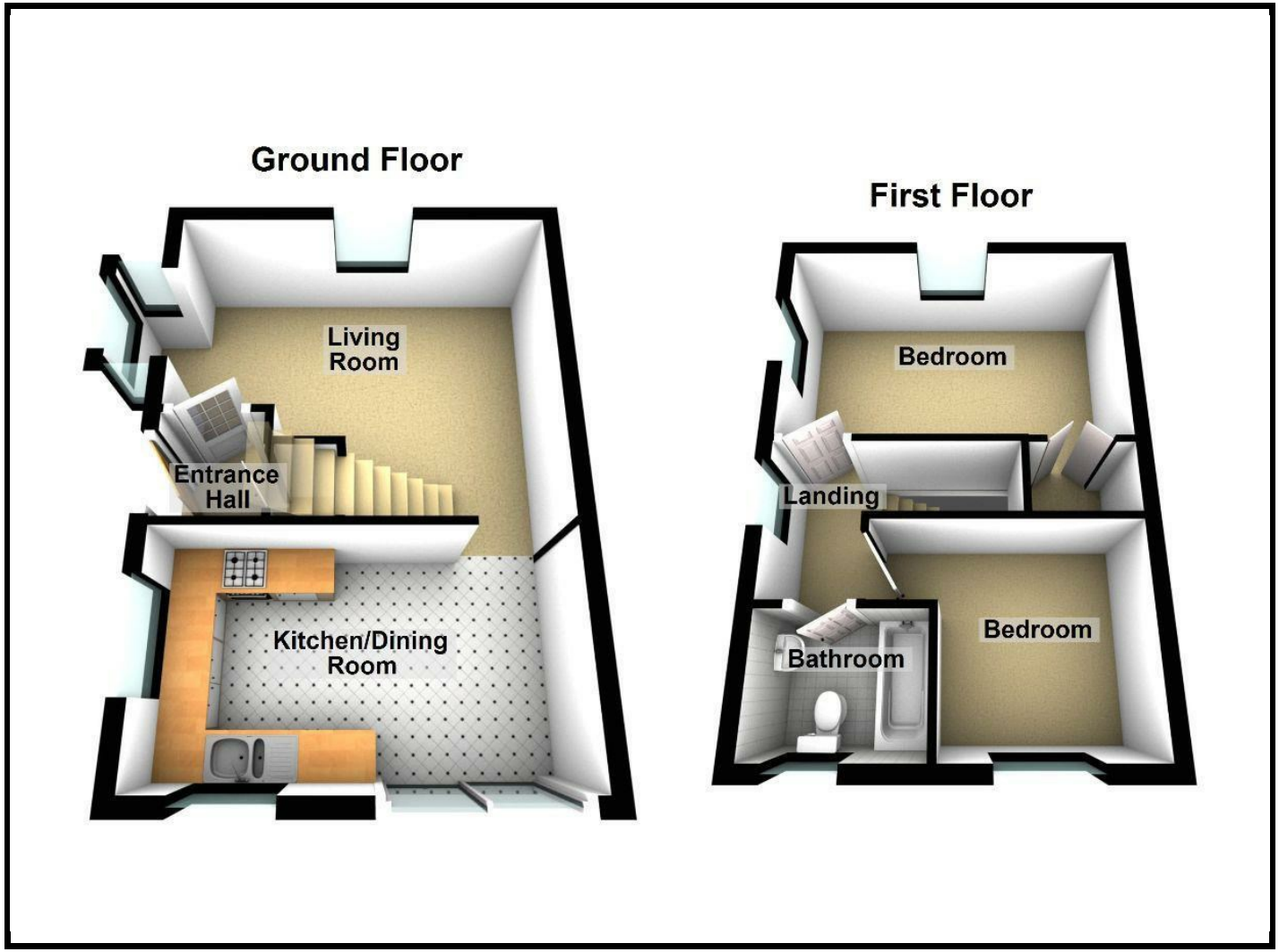
GARAGE.
The garage provides a good storage space and also has further storage within the roof rafters.

REAR GARDEN.
The property enjoys a most private and secure rear garden having a patio slab seating area, gated access to the front, outside cold water tap, lawned garden, shrub border and also apple trees. The garden has well maintained walling and fencing to boundaries.

SERVICES.
All mains services are connected, gas fired central heating, via a modern combination boiler system and telephone subject to BT regulations.

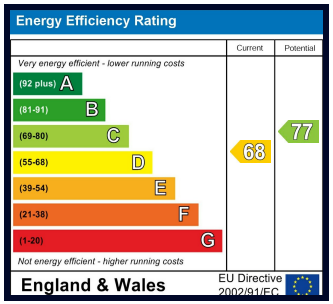
ROOMS AND SIZES

Reception Hall	
Lounge	4.88m x 2.90m (16' x 9'6")
Kitchen/Dining Room	4.45m x 2.62m (14'7" x 8'7")
Bedroom One	4.47m x 2.82m (14'8" x 9'3")
Bedroom Two	2.67m x 2.51m (8'9" x 8'3")
Bathroom	
Garage	4.95m x 2.54m (16'3" x 8'4")
Rear Garden	



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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