



**JonathanWright**  
estate agents



**36 Middlemarsh, Leominster, HR6 8UR. £189,950**

**36 Middlemarsh  
Leominster  
HR6 8UR**

**£189,950**

### **PROPERTY FEATURES**

- **Semi-Detached House**
- **2 Bedroom**
- **Well Presented**
- **Lounge/Dining Room**
- **Conservatory**
- **Fitted Kitchen**
- **Bathroom**
- **Plenty Of Parking**
- **Secure Rear Garden**
- **Walking Distance Of Town Centre**

**To view call 01568 616666**





A modern well presented semi-detached house offering UPVC double glazed and gas fired accommodation to include a reception hall, lounge/dining room, conservatory, kitchen, 2 double bedrooms, bathroom and outside a lawn garden to front, a private garden to rear and a driveway with plenty of parking for vehicles.

The property is situated on the northern edge of Leominster's town and close by are attractive riverside walks. Leominster's town centre is also within walking distance offering a wide range of amenities.

**A SHARED OWNERSHIP OPTION IS ALSO AVAILABLE**

A canopy porch with a UPVC double glazed entrance door opens into a reception hall, having a smoke alarm and a door opening into the lounge.

The lounge/dining room has room for a dining table, plenty of power points, a door into a useful under stairs cupboard and French doors opening out to a rear conservatory.

The conservatory has UPVC double glazed windows overlooking the rear garden, a ceiling light with fan attachment, tiled flooring, power points and a UPVC double glazed door opening out to the side.

From the reception hall a door opens into the kitchen having working surfaces with base units of cupboards and drawers and also a wine rack. There is a planned space and plumbing for a washing machine and space for a gas cooker with a concealed extractor hood over. The kitchen also has eye-level cupboards with shelving, a UPVC double glazed window to the front and room for an upright fridge/freezer. From the reception hall a staircase rises up to the first floor landing having an inspection hatch to the roof space above, a door into a large airing cupboard housing a gas combination boiler, radiator and shelving and doors leading off to the bedroom accommodation.

Bedroom one is a good size double bedroom having a built-in wardrobe fitment and a UPVC double glazed window overlooking gardens to

the rear.

Bedroom two is also a good double bedroom having wardrobe fitment and a UPVC double glazed window to the front.

From the landing a door opens into the bathroom having a side panelled bath with a mains fed shower over, pedestal wash hand basin, a low flush W.C. and a frosted UPVC double glazed window to the side.

**OUTSIDE.**

The property is situated on a modern development and is approached to the front over a pedestrian pathway onto a driveway with plenty of parking for vehicles. There is a lawned garden to front and secure gated access to the side leading out to the rear garden.

**REAR GARDEN.**

The property enjoys an enclosed and private rear garden having a brick paved patio area, a variety of beds and shrub borders and well maintained fencing to boundaries. Also situated in the garden are 2 storage shed, a greenhouse, power point and an outside cold water tap.

**SERVICES.**

All mains services are connected and gas fired central heating, via a combination boiler system.

**AGENTS NOTE.**

There is also an option to purchase a 75% share at a price of £138.750, instead of the full freehold. The remaining share would be owned by Bromford Housing, with 69 years remaining on the Lease. If the 75% share is purchased a monthly rent of £185.74 would be payable along with a Buildings Insurance payment of £12.64.

## ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 4.88m x 4.11m (16' x 13'6")

Conservatory 3.05m x 2.74m (10' x 9')

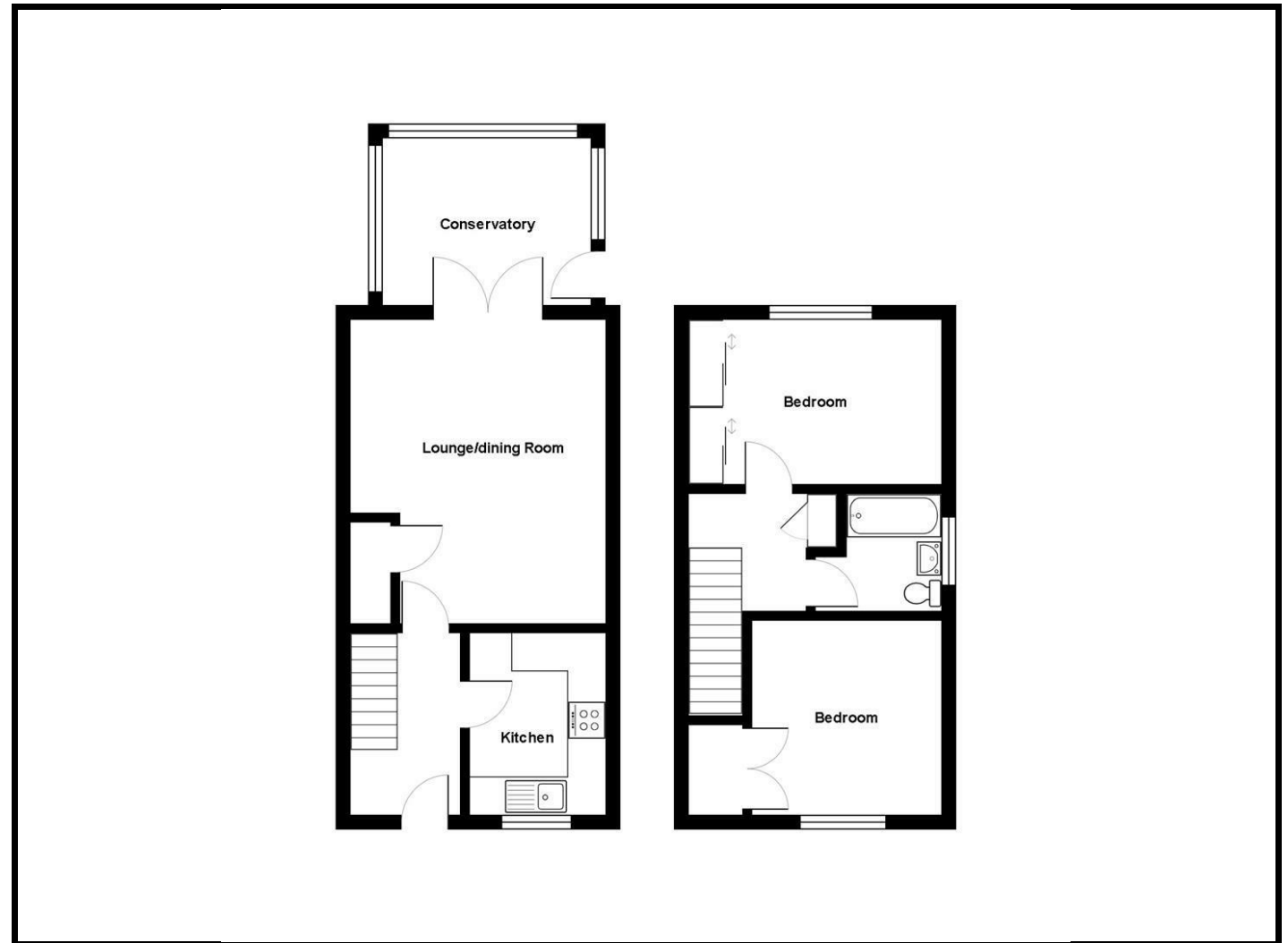
Kitchen 2.90m x 2.16m (9'6" x 7'1")

Bedroom One 3.66m x 2.62m (12' x 8'7")

Bedroom Two 3.05m x 2.97m (10' x 9'9")

Bathroom

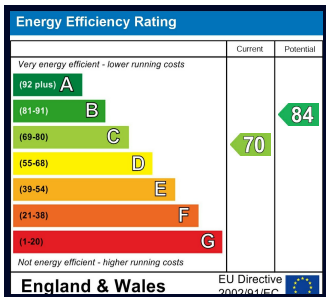
Rear Garden



## PROPERTY INFORMATION

Council Tax Band - B

Property Tenure - Leasehold



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.