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Birkdale 171 Bargates, Leominster, Herefordshire HR6 8QT. Offers In Excess Of £490,000

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Leominster
Herefordshire
HR6 8QT

Offers In Excess Of £490,000

PROPERTY FEATURES

- Detached Colonial Style Bungalow
- 5 Bedrooms
- Cloakroom/W.C.
- Lounge with Fireplace
- Kitchen/Breakfast Room with Range Master
- Modern Shower room
- Large Gardens (0.31 of an Acre)
- Lots of Parking For Vehicles
- A Range of Outbuildings
- Walking Distance Of Town Centre







To view call 01568 616666

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Offers Over £490,000.

Situated in a prominent position, a spacious well presented detached Colonial Style bungalow offering gas fired and centrally heated accommodation to include a reception hall, good size lounge with fireplace, kitchen with Range Master cooker, cloakroom/Wc, 5 bedrooms, a modern fitted shower room and outside good size and attractive gardens surrounding the property (0.31 Acre), a driveway with parking for lots of vehicles and substantial outbuildings to include 4 garages with power and lighting.
The property is well positioned for Leominster's town centre and amenities to include a wide range of shops, supermarkets, cafes, restaurants, good schooling and train station with regular services to the nearby cathedral city of Hereford.

A glazed panelled entrance door opens into a reception hall with an attractive feature stained glass window, a high ceiling height which continues throughout the property and a door into a cloakroom/Wc.
The cloakroom has a low flush Wc, wall mounted wash hand basin and a sash window to the front.
A door from he reception hall opens into an inner hallway with a feature archway and stained glass window, inspection hatches to the roof space above and a door off to lounge.
The good size and light lounge has a feature fireplace with a gas living flame and coal effect fire standing on a tiled hearth with fire surround and mantle shelf over. The lounge also has secondary glazed windows to the front and side allowing in plenty of natural light and built-in shelving to one side of the chimney breast.
From the inner hallway a door opens into a side lobby having a stable door opening out to the side of the property and a doorway leading into the kitchen/breakfast room.
The good size kitchen/breakfast room has a range of working surfaces with base units of cupboards and drawers and a gas fired Rangemaster cooker with a Rangemaster extractor hood with light over. The kitchen also has a range of matching eye-level cupboards to include a glass fronted display cabinet, an integral fridge, dishwasher and washing machine. There is also an integral oven, windows to the front and side and room for a breakfast table. A door from the kitchen opens into a pantry with shelving and further storage over.
From the inner hallway a door opens into a large storage cupboard with lighting and shelving and doors off to the bedroom accommodation.
Bedroom one is a good size double bedroom having a large built-in wardrobe fitment and sash window to the front.
Bedroom two has a sash window to the rear overlooking attractive gardens and a built-in wardrobe fitment.
Bedroom three is also a good size bedroom having a sash window to the front and a large built-in wardrobe fitment with dressing table and lighting over.
Bedroom four has a built-in wardrobe fitment with shelving, sash windows to the rear overlooking gardens.
From the rear lobby a door opens into bedroom five/office having sash windows overlooking the rear garden.
From the rear lobby into a shower room. The modern fitted shower room has a large walk-in shower with a mains fed shower over and a glass shower screen, a vanity unit with cupboards and an inset sink unit and a low flush W.C. The shower room is tiled from floor to ceiling height and has inset lighting, an extractor fan and a frosted window to the side.

OUITSIDE.
The property is situated in a prominent position fronting onto Bargates and has pedestrian gated access onto a pathway leading to the main front door and a large veranda which continues all around the property with lighting. To the front is a lawned garden with well stocked floral and shrub borders and the good size gardens continue to the side and rear with further lawned gardens, attractive seating areas, deep floral and shrub beds and an ornamental water pump.
The property has vehicular access along Ashfield Lane, with gated access onto a large private driveway with ample parking for plenty of vehicles. Situated just off the driveway are 2 brick built out houses with power and lighting measuring 8'10" x 5'10" (2.7m x 1.8m).

GARAGES.
Off the driveway is a block of 4 garages with an insulated roof and power to all garages. The garages are ideal for storage or covered parking for vehicles and subject to Local Authority regulations could be converted into further accommodation.
Garage one 26'6" x 13'1" (8.1m x 4m)
Garage two 10'5" x 13'1" (4m x3.2m)
Garage three 10'5"x 13'1" (4m x3.2m)
Garage four 17'4" x 13'1" (5.3m x 4m)

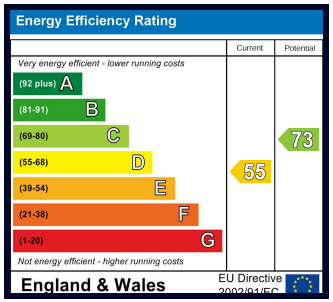
SERVICES.
All mans services are connected and gas fired central heating. The roof has been refurbished during 2026.

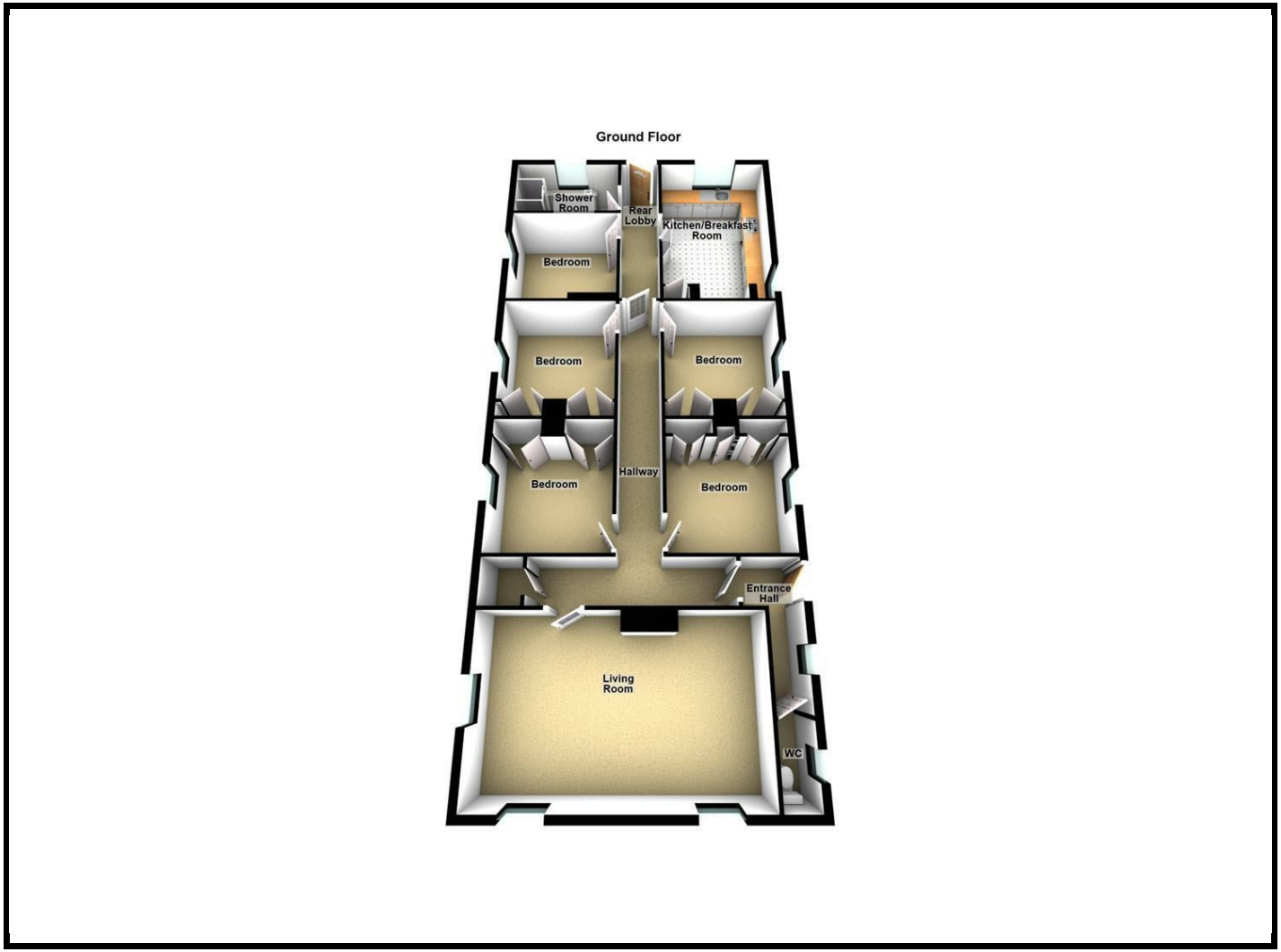
ROOMS AND SIZES

Reception Hall	
Cloakroom/W.C.	
Lounge	6.76m x 4.14m (22'2" x 13'7")
Kitchen/Breakfast Room	4.50m x 3.12m (14'9" x 10'3")
Bedroom One	3.12m x 2.90m (10'3" x 9'6")
Bedroom Two	3.12m x 2.87m (10'3" x 9'5")
Bedroom Three	3.12m x 2.77m (10'3" x 9'1")
Bedroom Four	3.20m x 3.12m (10'6" x 10'3")
Bedroom Five	3.12m x 3.07m (10'3" x 10'1")
Shower Room	
Gardens	

PROPERTY INFORMATION

Council Tax Band - E
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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JonathanWright estate agents
Tel: 01568 616666

Your Independent Estate Agent for Life
26 High Street, Leominster, HR6 8LZ
Email. post@jonathanwright.co.uk

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