



JonathanWright
estate agents



101 The Mallards, Leominster, HR6 8UH. £178,000

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Leominster
HR6 8UH**

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PROPERTY FEATURES

- Semi-Detached House
- 2 Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Sunroom
- Shower Room
- Driveway With Parking To Front
- Private Rear Garden
- Within Walking Distance Of Town Centre
- Potential for Extension

To view call 01568 616666



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NO ONWARD CHAIN.

Situated in a quiet cul-de-sac position, a modern semi-detached house offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, good size lounge, kitchen/breakfast room, sunroom, 2 good size bedrooms, a modern fitted shower room and outside lawned gardens to front, a good size, enclosed garden to rear, driveway with parking for vehicles and potential to extend (subject to any local authority regulations).

The property is within walking distance of Leominster's town centre and amenities to include a range of shops, supermarkets, cafes, restaurants, schooling and a train station. Details of 101 The Mallard, Ridgemoor Road, Leominster are further described as follows:

A UPVC double glazed entrance door opens into a reception hall, having tiled flooring and a door giving access into the lounge.

The good size lounge has a UPVC double glazed window to the front, wooden laminated flooring, plenty of power points, wall mounted digital thermostat control and a door giving access into the kitchen/breakfast room.

The good size kitchen/breakfast room has a working surface with an inset sink unit with a mixer tap over, cupboard under and planned space with plumbing for a washing machine. The working surfaces continue with base units of cupboards and drawers and built into the working surface is AEG 5 ring gas hob with stainless steel splashback, extractor hood with light over and an electric oven under. The kitchen has a matching larder unit, integral fridge/freezer, eye-level cupboards, tiled splashbacks, room for a small breakfast table, double glazed window looking into a sunroom to rear and a half glazed door opening out to the sunroom.

The large sunroom has full length double glazed windows overlooking the rear garden, lighting, power points and a sliding door giving access to a rear patio.

From the the lounge a staircase rises and turns up to the first floor landing with an

inspection hatch and doors off to bedroom and shower room as listed.

Bedroom one has a built in wardrobe fitment with double opening doors, wooden laminated flooring, UPVC double glazed window to rear and a TV aerial point.

Bedroom two is also a generously size bedroom having wooden laminated floor and a UPVC double glazed window to front and a door into a large storage cupboard housing a modern Worcester gas fired combination boiler, heating hot water and radiators as listed.

From the landing a door leads into a modern fitted shower room having a large walk-in shower with a mains shower over, wet walling to splashbacks, wash hand basin with vanity unit under and a W.C. The shower room has an extractor fan, frosted UPVC double glazed window to front and a shaver socket.

OUTSIDE.

The property is situated in a quiet cul-de-sac position and is approached to the front over a pedestrian pathway and onto a tarmac driveway with parking for vehicles. There is a lawn garden to front with gravelled borders and gated access to the side of the property leading to the rear garden.

AGENTS NOTE.

The driveway to the side of the property offers great potential for further extensions, subject to local authority regulations.

REAR GARDEN.

The property enjoys a good size and private rear rear garden having a raised slab patio seating area, lawn garden, timber built storage shed and an Astro Turf garden set to the side with a cold water tap.

SERVICES.

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

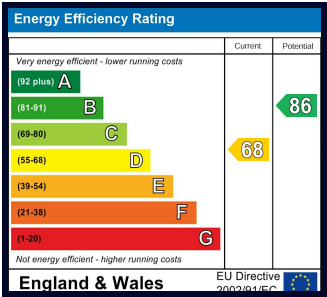
ROOMS AND SIZES

Reception Hall	
Lounge	4.75m x 3.56m (15'7" x 11'8")
Kitchen/Breakfast Room	3.53m x 2.67m (11'7" x 8'9")
Sunroom	3.45m x 2.57m (11'4" x 8'5")
Bedroom One	2.67m x 2.62m (8'9" x 8'7")
Bedroom Two	3.53m x 2.01m (11'7" x 6'7")
Shower Room	
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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