

7 HERBERT ROAD, LEOMINSTER, HEREFORDSHIRE HR6 8SE.



NO ONWARD CHAIN £275,000

- Detached Bungalow
- 3 Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast
- Shower Room
- Utility Room
- Double Glazed
- Gardens to Front And Rear



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



A most attractive and well maintained modern bungalow situated in a sought after position off Buckfield Road and offering 3 bedroomed living accommodation with a lounge/dining room, fitted kitchen/breakfast room with appliances, modern fitted shower room, utility room, gardens to the front and rear and a private drive.

The bungalow is within a few moments walking distance of a Morrisons supermarket and also open countryside walks.

The full particulars of 7 Herbert Road, Leominster are further described as follows:

A recess porch gives access through a double glazed entrance door into the reception hall.

RECEPTION HALL

Having 2 ceiling lights, moulded ceiling cornice, panelled radiator, power points, telephone point to BT regulations, a door opening into the airing cupboard housing the Worcester gas fired boiler with shelving and to the side a door opening into a cloaks cupboard.

From the reception hall a door opens into the lounge/dining room.

LOUNGE/DINING ROOM

18'9" x 12'2" (5.72m x 3.71m)

The lounge/dining room has a feature fireplace, mantle shelf over, raised hearth and an electric living flame fire inset. There is a double glazed window to the front, double glazed window to the side, 2 ceiling lights, moulded ceiling cornice, 2 panelled radiators, power points and a TV aerial point.

From the reception hall a door leads through into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

15'5" x 10'2" (4.70m x 3.10m)

The modern kitchen/breakfast room has units to include an inset stainless steel, single drainer sink unit, mixer tap

over, cupboard under and working surfaces to either side. There are additional base units of cupboards and drawers, a built-in dishwasher, built-in washing machine and a fridge and freezer in a tall housing unit. There is ceramic tiling to splashbacks, an inset 5 ring gas hob, a stainless steel extractor hood with light over and in a housing unit is a fan assisted electric oven with grill with cupboard space over and under. There are matching eye-level cupboards, concealed lighting under and a glass fronted display cabinet. The kitchen has a ceramic tiled window sill, double glazed window to the front, plenty of power points, TV aerial point, kitchen floor covering, panelled radiator, ceiling down lighters and a double glazed door opening into a utility room.

From the reception hall doors lead off to bedrooms.

BEDROOM ONE

13'9" x 9'3" (4.19m x 2.82m)

Having a double glazed window to the rear, panelled radiator, ceiling light and power points.

BEDROOM TWO

9'9" x 9'5" (2.97m x 2.87m)

Having a double glazed window to the rear, panelled radiator and ceiling light.

BEDROOM THREE

9'8" x 6'9" (2.95m x 2.06m)

Having a double glazed window to the rear, panelled radiator, ceiling light and power points.

From the reception hall a door opens into a modern shower room.

SHOWER ROOM

The shower room has an enclosed shower cubicle, low flush W.C, built-in vanity wash hand basin with cupboards under, a vertical heated towel rail/radiator, ceramic tiling to ceiling height throughout including 2 window sills with 2 opaque windows to the side. There are ceiling down lighters, vinyl floor covering and a shaver socket.



From the kitchen/breakfast room a double glazed door opens into the utility room.

UTILITY ROOM

9'9" x 8'3" (2.97m x 2.51m)

Having built-in units, working surfaces over, eye-level cupboards, room for a tumble dryer, fridge/freezer etc, ceiling light, power points, double glazed window to the rear, also a double glaze door opening to the rear and a door from the utility room opens into a small storage space which was previously part of the garage but now useful for bikes etc.

OUTSIDE

The bungalow is situated in a pleasant position and is approached to the front with a tarmac driveway with parking. There is a pathway leading across the side of the bungalow around to the rear with south facing gardens.

REAR GARDEN

The rear garden is landscaped for easy maintenance with flagged patio areas, Cotswold stone gardens, raised timber deck area, small summer house, a flagged patio area with pergola over, panelled fencing to both sides and rear boundary and outside lighting. There is also a covered veranda giving a covered drying space as you come out of the utility room.

AGENTS NOTE

The bungalow is gas fired centrally heated, double glazed and has a replacement UPVC fascias and gutters.

APPLIANCES

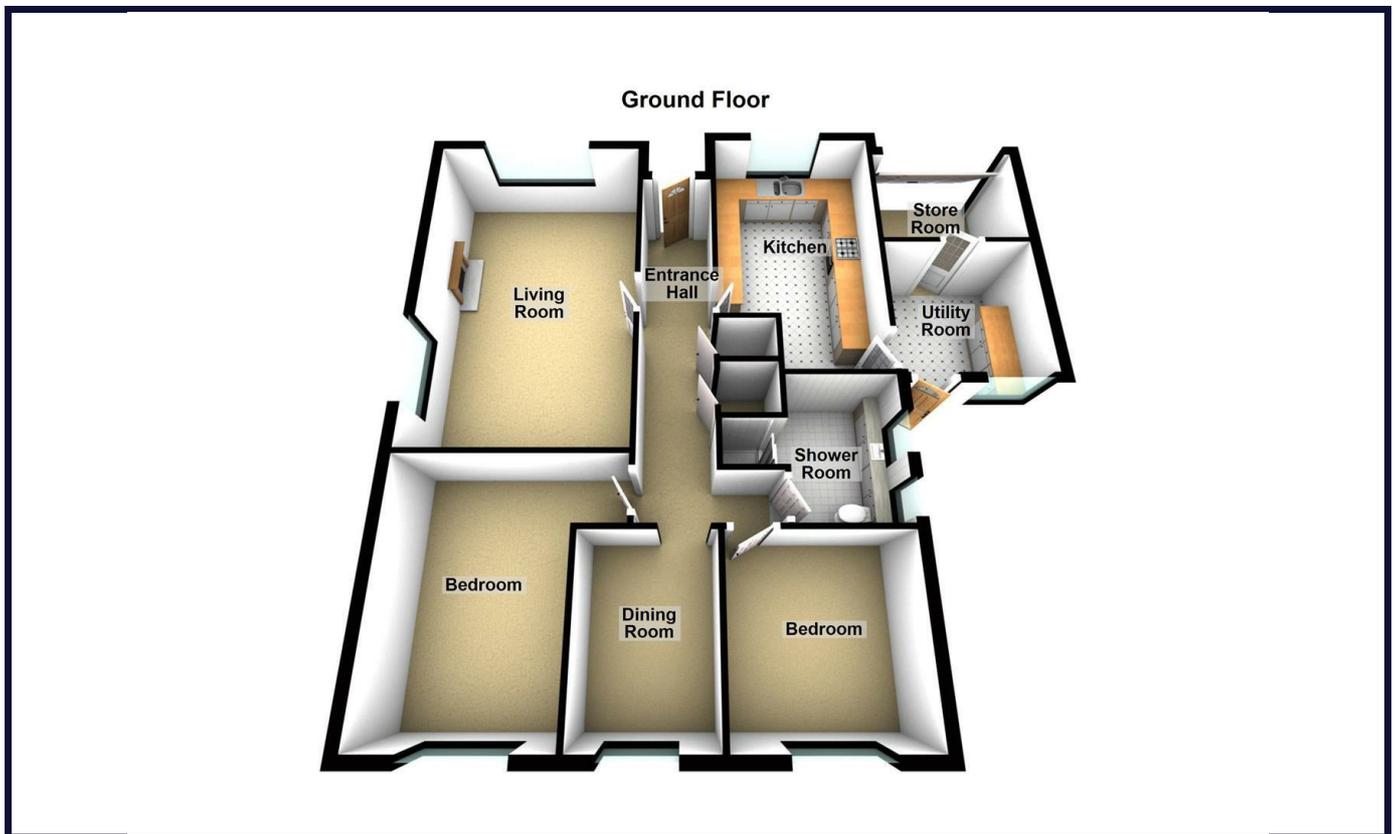
Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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