



JonathanWright
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18 Wigmore Street, Leominster, Herefordshire HR6 8PJ. £239,000

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Leominster
Herefordshire
HR6 8PJ**

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PROPERTY FEATURES

- **Spacious Semi-Detached House**
- **3 Bedrooms and**
- **2 Attic Rooms with Ensuite**
- **Kitchen/Dining Room**
- **Large Conservatory**
- **Ground Floor Cloakroom/W.C.**
- **Utility Room**
- **Garage**
- **Large Attractive Gardens**
- **Summerhouse and Workshop**

To view call 01568 616666





A surprisingly spacious semi-detached house offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, lounge, kitchen/dining room, large rear conservatory, utility room, ground floor cloakroom/W.C, 3 first floor bedrooms, a modern bathroom with shower, a loft conversion to include 2 further attic rooms with en-suite shower room and outside a driveway and garage to the front, a delightful large rear garden ideal for families with patio seating areas, lawned gardens and outbuildings to include a workshop with power and lighting and a summerhouse with kitchenette.

An entrance door to the side opens into a reception hall having a UPVC double glazed window into a rear conservatory, a door into a useful understairs storage cupboard with lighting and doors off to the ground floor accommodation. The lounge has a UPVC double glazed window to the front and useful storage cupboards with glass display cabinets built into recesses either side of the chimney breast. From the reception hall a door opens into a good size kitchen/dining room. The kitchen/dining room has a range of surface with base units of cupboards and drawers, an inset stainless steel sink unit and also matching eye-level cupboards with a glass fronted display cabinet. Built into the working surface is a 4 ring gas hob and a housing unit with an inset a electric double oven and grill. There is space for a slim-line dishwasher, room for a family size dining table, ornamental ceiling timbers, a rustic alcove with shelving and a UPVC double glazed window to the front. From the kitchen/dining room steps lead down to a large rear conservatory. The conservatory has UPVC double glazed windows overlooking the rear garden, a ceiling light with fan attachment and a door leading into a ground floor cloakroom/W.C. The cloakroom has a W.C, vanity unit with wash hand basin, eye level cupboards and a towel rail. From the conservatory a stable door opens into the utility room having a working surface, cupboards and drawers, a sink unit, space and plumbing for a washing machine, eye-level cupboards, and a double glazed window to the rear. From the reception hall a staircase rises up to the first floor landing having a UPVC double glazed window to the rear with an attractive far reaching view, inspection hatch to the loft space above and doors leading off to the bedrooms. Bedroom one has an ornamental fireplace with mantle shelf over, wardrobes built into either side of the chimney breast, a UPVC double glazed window to the front and ceiling timbers. Bedroom two has a large built-in wardrobe fitment and

a UPVC double glazed window to the front. Bedroom three/study has a UPVC double glazed window to the rear, a built-in desk with drawers and shelving, also situated in the bedroom is a gas fired boiler heating hot water and radiators as listed. From the landing a door opens into the family bathroom having a modern suite to include a large walk-in shower with mains fed shower over, W.C, bidet, a sink with drawer under and a frosted double glazed window to the rear. From Bedroom 3/study a staircase leads up to an attic conversion with a door opening into attic room one having a Velux roof light to the rear and doors into useful storage within the eaves. Attic room two has a Velux roof light to the rear with far reaching views, doors into storage within the roof eaves and doors giving access into an en-suite/shower room. Having a shower cubical with an electric shower over, wash hand basin with storage under and a low flush W.C.

OUTSIDE.

Wigmore Street mature residential position within walking distance of Leominster's town centre and amenities and the property has a driveway to the front with parking for vehicles, raised and a motorised door gives access into a garage with a rear door opening to a passageway giving secure access to the rear gardens and front door.

REAR GARDEN.

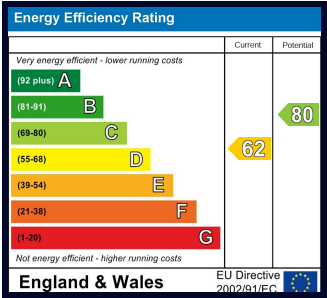
The large rear garden is a real feature of the property and steps lead from the house down to an attractive patio seating area with a pergola, rockery, shrub borders and a small brick built storage shed. An archway leads to the main garden which is ideal with families with children and is laid mainly to lawn with a small ornamental fish pond, raised beds and borders. At the end of the garden is a further patio seating area with 2 substantial out building to include a workshop with power, lighting and a delightful summer house with power, lighting and kitchenette. Adjoining the summer house is a useful storeroom with power and lighting.

SERVICES.

All mains service connected, gas fired central heating and telephone subject to BT regulations.

ROOMS AND SIZES

Lounge	3.89m x 3.86m (12'9" x 12'8")
Kitchen/Dining Room	5.77m x 3.20m (18'11" x 10'6")
Conservatory	5.26m x 4.57m (17'3" x 15'32)
Ground Floor Cloakroom/W.C.	
Utility Room	2.34m x 2.01m (7'8" x 6'7")
Bedroom One	3.68m x 3.23m (12'1" x 10'7")
Bedroom Two	3.23m x 2.90m (10'7" x 9'6")
Bedroom Three/Study	3.15m x 2.01m (10'4" x 6'7")
Attic Room One	3.12m x 1.73m (10'3" x 5'8")
Attic Room Two	2.51m x 2.26m (8'3" x 7'5")
En-Suite/Shower Room	
Garage	
Workshop	4.14m x 2.74m (13'7" x 9')
Summer House	4.27m x 2.72m (14' x 8'11")



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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