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estate agents



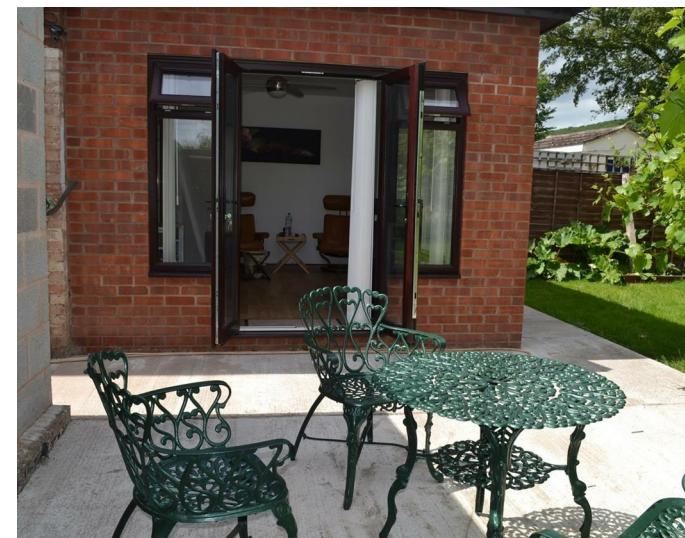
11 Brookside, Wellington, Herefordshire HR4 8AQ. £130,000

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PROPERTY FEATURES

- End-Terrace House
- 3 Bedrooms
- Lounge/Dining Room
- Conservatory
- Small Garden
- Workshop
- Large Driveway
- Village Location



To view call 01568 616666



A end-terraced house offering accommodation in need of further improvement and modernisation but included are double glazed windows, gas fired central heating, 3 bedrooms, bathroom, ground floor cloak room/W.C, kitchen, lounge/dining room, rear conservatory, small gardens to the rear, large workshop to the side and a tarmacadam large drive to the front. Wellington is a village only a few miles north of the cathedral city of Hereford with a village school, village church and transport into Hereford and to Leominster.

The property although requiring some further modernisation and improvement offers an opportunity for investment.

The property is an end-terraced house of brick construction under a tiled roof. An entrance door opens into the kitchen. The kitchen has working surfaces, base units under, eye-level cupboards, stainless steel sink unit, a wall mounted British gas fired boiler, a window to front, power points and a door opening into the lounge. The lounge has lighting, power, double panelled radiator, window to the rear and opening double glazed doors into a rear conservatory. The conservatory is UPVC double glazed, power, lighting and double opening doors into the garden.

From the kitchen a door opens into a ground floor cloakroom, low flush W.C, and basin.

The doored staircase rises from the kitchen up to first floor landing with

doors off to bedrooms. Bedroom one has a window to the front, power and lighting. Bedroom two also has lighting and a window to the rear. Bedroom three has a window to rear and lighting. A door from the landing opens into the bathroom having a bath with shower over, pedestal wash hand basin and a low flush W.C and opaque double glazed window to the front. On the landing is a linen cupboard and also a store cupboard.

OUTSIDE.

The outside to the front has a tarmacadam parking area for motor vehicles and a pathway leads across the side of the house around to the rear where there is a block built workshop. The large workshop has a concreted floor power, lighting and double doors at the rear.

GARDENS.

The gardens continue to a concreted patio area with a small rear garden with a very small lawn and patio.

SERVICES.

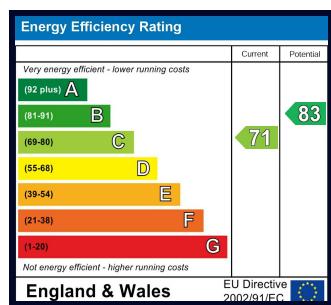
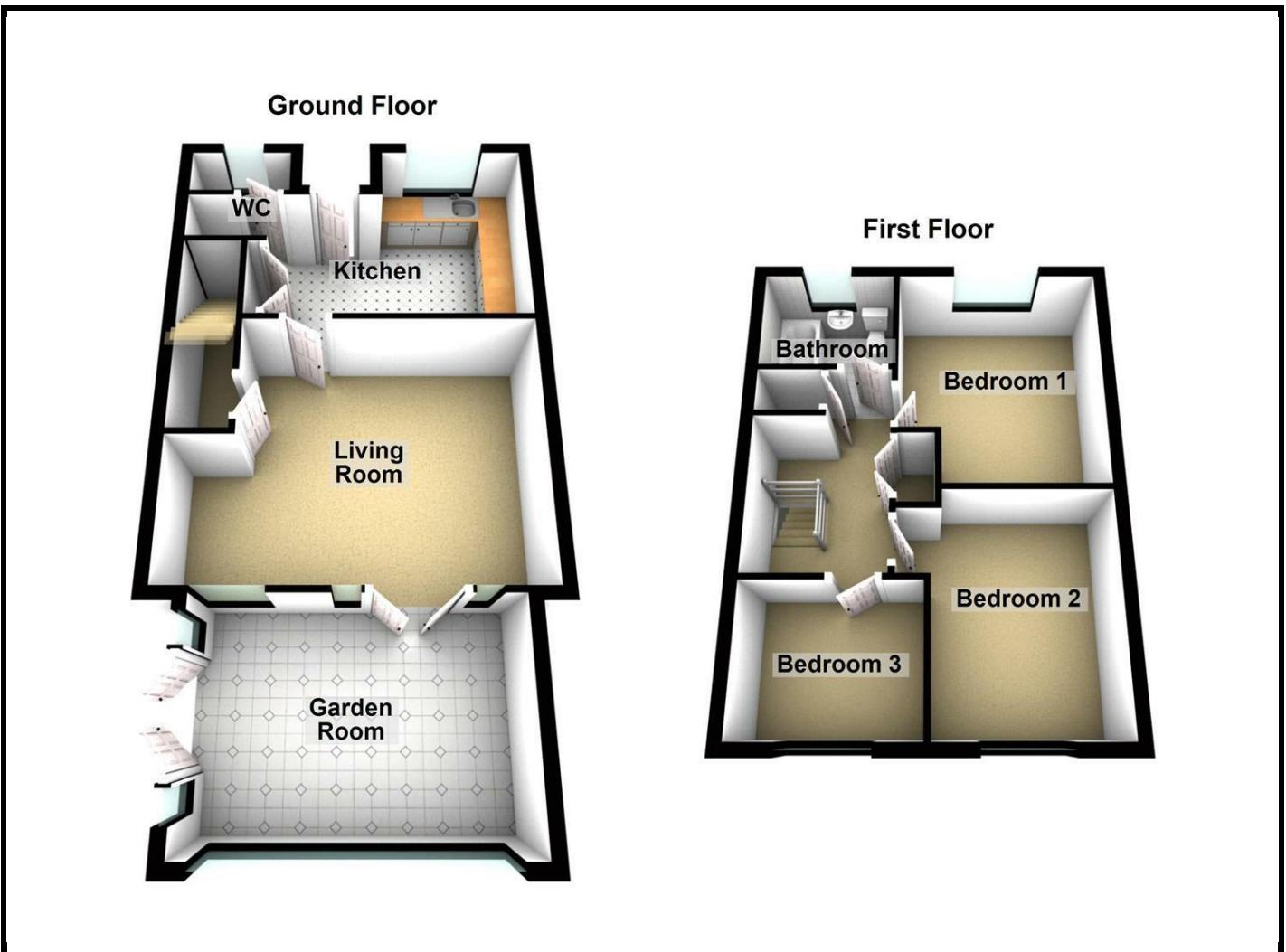
All mains services are connected, gas fired central heating and telephone to BT regulations.

AGENTS NOTE.

The property was flooded by the brook at the rear in 2020 and has been taken into account with the asking price.

ROOMS AND SIZES

Kitchen	
3.91m (max) x 3.05m (max) (12'10" (max) x 10' (max))	
Lounge/Dining Room	5.38m x 4.27m (17'8" x 14')
Conservatory	4.42m x 3.12m (14'6" x 10'3")
Ground Floor Cloakroom/W.C	
Bedroom One	3.18m x 3.66m (10'5" x 12')
Bedroom Two	3.51m x 2.74m (11'6" x 9')
Bedroom Three	2.57m x 2.13m (8'5" x 7')
Bathroom	
Garden	



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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