

# 49 MIDDLEMARSH, LEOMINSTER, HEREFORDSHIRE HR6 8UP.



## OFFERS IN EXCESS OF £240,000

- Detached House
- 4 Bedrooms
- En-Suite/Shower Room
- Dressing Room
- Separate Dining Room
- Ground Floor Cloak Room/W.C.
- Gas Central Heating
- Parking
- Gardens To Front And Rear
- NO ONWARD CHAIN



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>85</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>61</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



A most desirable modern extended house offering well presented double glazed and gas fired centrally heated accommodation to include a fitted kitchen with appliances, ground floor cloakroom, lounge, large separate dining room, 4 bedrooms, dressing room, large en-suite/shower room, main family bathroom with shower, a brick paved drive to the front with parking, lawn and patio gardens to the rear in a cul-de-sac position.

The property is within easy walking distance of Leominster's main town centre, schools, leisure centres and is also close to Bridge Street Park sports and leisure centre with open countryside walks.

The full particulars of 49 Middlemarsh, Leominster are now further described as follows:

The property is a modern extended detached house of brick construction under a tiled roof.

A canopy porch gives access under and through a double glazed entrance door into a reception hall.

#### RECEPTION HALL

Having a ceiling light, smoke alarm, panelled radiator, single power point, laminate wooden flooring and a door opening into a cloakroom.

#### GROUND FLOOR CLOAKROOM

Having a low flush W.C, pedestal wash hand basin, panelled radiator, ceiling light, wooden laminate flooring and an opaque double glazed window to the front.

From the reception hall a door opens into the lounge.

#### LOUNGE

15' x 15'9" (max)- 12' (min) (4.57m x 4.80m (max)- 3.66m (min) )

(The lounge being L shaped).

The lounge has moulded ceiling cornice, ceiling light, panelled radiator, power points, TV aerial point, double glazed window to the rear, a sliding double glazed patio



door to the rear and also a door opening into an under stairs storage/cloaks cupboard.

Double opening glazed panelled doors from the lounge opens into the dining room.

#### DINING ROOM

23' x 8'2" (7.01m x 2.49m)

The large dining room has a double glazed window to the front, panelled radiator, ceiling light, moulded ceiling cornice and power points.

From the reception hall a glazed panelled door opens into the kitchen.

#### KITCHEN/BREAKFAST ROOM

9'10" x 8'6" (3.00m x 2.59m)

The well fitted and modern kitchen has white fronted units and includes an inset, single drainer, one and a half bowl, stainless steel sink unit, mixer tap over, working surfaces to either side and base units under of cupboards and drawers. There is an inset 4 ring gas hob, an electric fan assisted oven and grill under, and a stainless steel extractor hood with light over. There are integral appliances to include a dishwasher, also an automatic washing machine, a pull out tall larder unit, matching eye-level cupboards, concealed lighting under, tiling to splashbacks including a window sill with a double glazed window to the front. There are additional base units with cupboards under, breakfast bar with seating for 2, plenty of power points, ceiling spotlighting, moulded cornice, kitchen floor covering and a wall mounted gas fired boiler heating hot water and radiators as listed.

From the reception hall a staircase rises and turns up to the first floor landing which has a ceiling light, smoke alarm, single power point, inspection hatch to the roof space and a door to the airing cupboard housing the Factory insulated hot water cylinder, immersion heater, shelving and time control system.

Doors from the landing lead off to bedrooms.



### **BEDROOM ONE**

**13'10" x 8'8" (4.22m x 2.64m)**

Bedroom one has a double glazed window overlooking the garden to the rear, a panelled radiator, ceiling light, moulded ceiling cornice, TV aerial point and power points.

### **BEDROOM TWO**

**11'2" x 8'7" (3.40m x 2.62m)**

Bedroom two has a double glazed window to the front, panelled radiator, moulded ceiling cornice, ceiling light and power points.

From the landing a doorway leads into a dressing room. Having a ceiling light, panelled radiator, power points and a double glazed window to the rear.

From the dressing room there is an inner landing with a ceiling light and a door opening into bedroom three.

### **BEDROOM THREE**

**11'10" x 8'3" (3.61m x 2.51m)**

Bedroom three has a double glazed window to the front, panelled radiator, ceiling light, power points and also the benefit of an en-suite shower room.

### **EN-SUITE/SHOWER ROOM**

Having a large shower cubical, electric shower over, a pedestal wash hand basin a low flush W.C and ceramic tiling to ceiling height. The en-suite shower room has ceiling down lighters, vertical heated towel rail/radiator, ceramic tiled floor, an extractor fan and a large Velux roof light making it a lovely light room.

From the inner landing a door opens into bedroom four.

### **BEDROOM FOUR**

**8' x 7'7" (2.44m x 2.31m)**

Bedroom four has a panelled radiator, power points, TV aerial point and ceiling light.

From the landing a door opens into the family bathroom.



### **BATHROOM**

Having a modern suite in white of a paneled bath, mixer tap and shower attachment over, pedestal wash hand basin, low flush W.C, ceramic tiling to ceiling height throughout including a window sill with an opaque double glazed window to the front. The bathroom has an extractor fan, ceiling down lighters, a vertical heated towel rail/radiator and bathroom floor covering.

### **OUTSIDE**

The property is situated in a cul-de-sac position and is approached to the front with a brick paved driveway with parking for motor vehicles.

### **REAR GARDEN**

The rear garden is safe and secure for children and animals. The good sized level garden has a patio area, a lawned garden, floral and shrub borders to either side and a slab pathway giving access to a timber built garden shed at the rear.

The property also has the benefit of a utility room which is accessed from the garden with a glazed panelled door to the front.

### **UTILITY ROOM**

The utility room has room for a fridge freezer, tumble dryer etc, but there is no plumbing. The utility room has a working surface, eye-level cupboard, lighting, power, tiled floor and a double glazed window to the rear.

### **SERVICES**

All main services connected, gas fired central heating and telephone to BT regulations. There is also a fitted water meter.

### **APPLIANCES**

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

### **DISCLAIMER**

Jonathan Wright Estate Agents for themselves and the

seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.

