

9 WELL GARDENS, LEOMINSTER, HR6 0FA.



50% SHARED OWNERSHIP £80,000

- Middle Terraced House
- 50% Shared Ownership
- 2 Bedrooms
- Lounge/Dining Room
- Ground Floor Cloakroom/W.C.
- Fitted Kitchen
- Parking 2 Vehicles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(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



This most attractive middle terraced house is offered for sale on a 50% Shared Ownership basis and offers well presented, double glazed and gas fired centrally living accommodation with 2 good size bedrooms, L shaped lounge/dining room, fitted kitchen with appliances, bathroom with shower over, ground floor cloakroom/W.C, 2 parking spaces and gardens to the rear.

The full particulars of 9 Well Gardens, Leominster are further described as follow:

The property is a middle terraced house and is of brick construction under a tiled roof.

Outside lighting to the front, canopy porch and a door giving access into the reception hall.

RECEPTION HALL

Having a ceiling light, panelled radiator, telephone point subject to BT regulations, power points, wall mounted thermostat control, smoke alarm and a door opening into the L shaped lounge/dining room.

LOUNGE/DINING ROOM

16'2"(max) x 13'7"(max) (4.93m(max) x 4.14m(max))

The lounge/dining room has 2 ceiling lights, 2 panelled radiators, power points, TV aerial point, a double glazed window overlooking the garden to the rear, a door opening into a large under stairs storage/cloaks cupboard and double opening double glazed French doors opening to the rear gardens.

From the reception hall a door opens into the kitchen.

KITCHEN

10'10" x 6'5" (3.30m x 1.96m)

The modern kitchen has units to include an inset stainless steel, one and a half bowl, single drainer sink unit, mixer tap over, cupboard under and also space and plumbing under for an automatic washing machine. There are additional base units of cupboards and drawers with working surfaces over, an inset 4 ring stainless steel gas hob and a fan assisted electric oven



with grill under, a stainless steel splashback and a stainless steel extractor hood in a canopy form. There is planned space for an upright fridge/freezer, a tall large larder unit, matching eye-level cupboards, florescent lighting, smoke alarm, kitchen floor covering and concealed in a housing unit is a gas fired combination boiler heating heat water and radiators as listed, also a digital control system and a panelled radiator and a double glazed window to the front.

In the reception hall a door opens into a ground floor cloakroom/W.C.

CLOAKROOM/W.C.

Having a low flush W.C, pedestal wash hand basin, single panelled radiator, ceiling light and an extractor fan.

From the reception hall a staircase turns and rises up to the first floor landing having a ceiling light, smoke alarm, power points and doors off to the bedrooms.

BEDROOM ONE

13'7" x 9' (4.14m x 2.74m)

Bedroom one has 2 double glazed windows both to the rear, panelled radiator, plenty of power points, telephone extension point, TV aerial point and 2 ceiling lights.

BEDROOM TWO

13'8" x 11' (4.17m x 3.35m)

Bedroom two has 2 double glazed windows both to front, panelled radiator, power points, ceiling light and a door opening into a built-in wardrobe. There is also access from bedroom two to the roof space above.

From the landing a door opens into the bathroom.

BATHROOM

Having a suite in white of a panelled bath with hand grips, a shower direct from the main hot water system over and ceramic tiling to ceiling height around bath and shower. There is a pedestal wash hand basin, tiled splashback, low flush W.C, shaver light and socket, ceiling light, ceiling extractor fan, paneled radiator and bathroom floor covering.



OUTSIDE

The property enjoys 2 private parking spaces on a brick paved drive directly in front of the property.

REAR GARDEN

The property enjoys a private garden laid mainly to lawn with a flagged patio area, outside lighting, outside cold water tap, outside power point and a flagged pathway leads down to the bottom of the garden where a gate opens giving pedestrian access into the garden.

Also included is a timber built garden shed.

AGENTS NOTE

The property is offered for sale on a shared ownership basis of 50% with the Wrekin Housing Group.

Suitable applicants should make contact direct with the Wrekin Housing Group. Telephone number 01952217100.

There is a monthly rent payable to The wrekin Housing Group of £199.12.

The property was constructed new in 2017.

Further information information regarding the scheme can be gained from the selling agents.

SERVICES

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

APPLIANCES

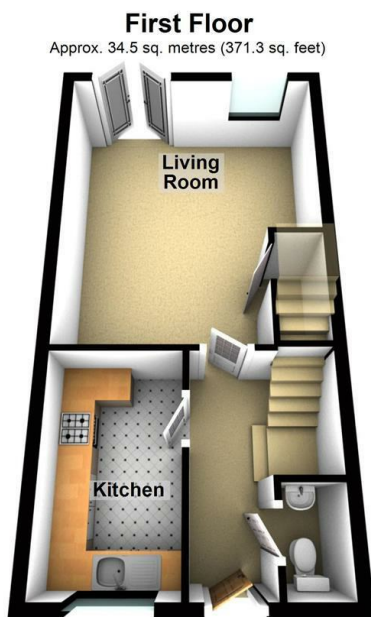
Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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.



Total area: approx. 69.5 sq. metres (747.9 sq. feet)

8 Well Gardens, Leominster