

24 CASTLEFIELDS, LEOMINSTER, HEREFORDSHIRE HR6 8BJ.



£185,000



- Semi-Detached House
- 3 Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Gas Fired Central Heating
- Parking For Motor Vehicles
- Lawned Garden To Front
- Secure Rear garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



This spacious and extended semi-detached house would be an ideal purchase for a young family. The property benefits from being gas fired centrally heated, also having 3 bedrooms, a spacious and light lounge/dining room, kitchen breakfast room, safe and secure gardens to the rear ideal for young children and a driveway with parking for several vehicles.

The property is well positioned close to Leominster's town centre and amenities to include nearby schooling from nursery age up to 6th form college and a sports centre with swimming pool. Leominster's town centre offers a range of amenities to include a variety of shops, supermarkets, cafes and restaurants. Also close by is a railway station with regular train services to the nearby cathedral city of Hereford.

Details of 24 Castlefields, Leominster are now as follows:

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

A double glazed entrance door opens into a welcoming reception hall.

RECEPTION HALL

Having a double glazed window to the side, ceiling light, wall mounted gas heater, telephone point subject to BT regulations and double opening doors into a useful under stairs storage cupboard.

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

LOUNGE/DINING ROOM

28'7" x 11'2" narrowing to 9'2" (8.71m x 3.40m narrowing to 2.79m)

The spacious and light lounge/dining room has a double glazed window to the front and a double glazed patio door to the rear. The Lounge/dining room has a feature fireplace with a gas fire standing on a raised hearth with a marble surround, mantle shelf over and a matching TV stand. There are plenty of power points, 2



panelled radiators both with thermostat control, TV aerial point, plenty of power points, 2 ceiling lights, wall lighting, ample room for a family sized dining table and a connecting door into the kitchen/breakfast room which can be accessed from the reception hall.

KITCHEN/BREAKFAST ROOM

15'6" x 7'7" (4.72m x 2.31m)

The kitchen has a working surface with an inset one and a half bowl, single drainer sink unit, mixer tap over, cupboard under and plumbing for a slim-line dish washer, plumbing for a washing machine and the working surface continues with cupboards under. Built into the working surface is a Beko 4 ring gas hob with an electric fan assisted oven under and a concealed extractor fan over. There is also a further working surface with base units of cupboards and drawers, matching eye level cupboard with pelmet and cornice, glass fronted display cabinet, tiled splashbacks, double glazed window to the side and a double glazed window to the rear. The kitchen/breakfast room has 2 ceiling lights, panelled radiator, tiled flooring, room for an upright fridge/freezer and a double glazed door leading out to the rear garden.

Situated in the kitchen/breakfast room is a Vaillant gas fired boiler heating hot water and radiators as listed.

From the reception hall a staircase with banister rises up to the first floor landing having a ceiling light, inspection hatch to the roof space above, a double glazed window to the side and doors off to bedrooms.

BEDROOM ONE

10'7" x 9'5" (max) (3.23m x 2.87m (max))

Bedroom One has a double glazed window to the front, a built-in wardrobe unit with hanging rail and storage over, doors into a linen cupboard with shelving, power points and a panelled radiator with thermostat control.

BEDROOM TWO

9'9" x 9'4" (2.97m x 2.84m)

Bedroom two has a double glazed window to the rear, panelled radiator with thermostat control, ceiling light and power points.



BEDROOM THREE

7'4" x 7' (2.24m x 2.13m)

Bedroom three has a double glazed window to the front and panelled radiator with thermostat control.

From the landing a door opens into the bathroom.

BATHROOM

The bathroom has a suite to include a side panelled bath with a Gainsborough electric shower over, pedestal wash hand basin and a low flush W.C. The bathroom has tiled splashbacks, a frosted double glazed window to the rear, ceiling light, extractor fan and a heated towel rail.

OUTSIDE

The property is situated in a popular residential position close to Leominster's town centre and amenities. The property is approached to the front over a pedestrian pathway and onto a tarmac driveway with parking for vehicles. There is a lawned garden to the front, well stocked shrub borders and outside lighting. There is also a further slabbed parking area to the side of the property where there is a cold water tap, also secure gated access to the rear garden.

REAR GARDEN

The safe and secure rear garden would be ideal for a young family, having a seating area, lawned garden, deep borders, covered seating area and also 2 useful storage sheds.

SERVICES

All mains services connected, gas fired central heating and telephone subject 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

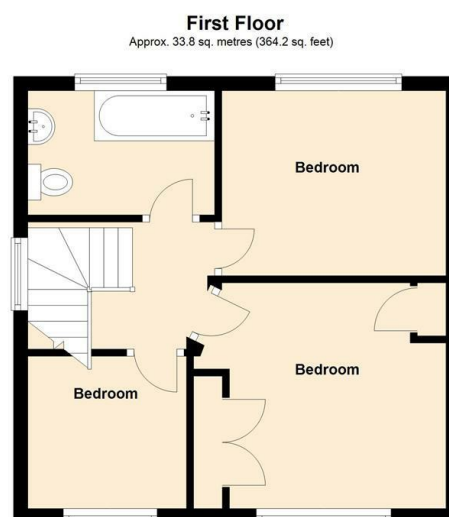


notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation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



Ground Floor
Approx. 49.9 sq. metres (537.2 sq. feet)



First Floor
Approx. 33.8 sq. metres (364.2 sq. feet)

Total area: approx. 83.7 sq. metres (901.4 sq. feet)

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