



JonathanWright
estate agents



17 Middlemarsh, Leominster, Herefordshire HR6 8UP. £135,000

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Leominster
Herefordshire
HR6 8UP**

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PROPERTY FEATURES

- End Terrace House
- 2 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Double Glazed
- Gardens To Front And Rear
- Designated Parking
- Walking Distance Of Town Centre



To view call 01568 616666



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Situated in a cul-de-sac position an end terrace house in need of modernisation and improvement offering double glazed living accommodation with a reception hall, sitting room, kitchen/dining room, 2 bedrooms, bathroom and outside gardens to front and rear and private parking.



ROOMS AND SIZES

Situated in a cul-de-sac position on the northern edge of Leominster and in need of modernisation and improvement an end terraced house offering 2 bedroomed living accommodation with a sitting room, kitchen/dining room, bathroom, gardens to front and rear and private parking.

The property is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents.

Full particulars of 17 Middlemarsh, Leominster are further described as follows:

The property is an end terraced house of brick construction under a tiled roof.

An entrance door opens into a porch having a ceiling light, moulded cornice, single power point and a door from the porch opens into the sitting room.

Sitting Room **4.72m x 3.58m (15'6" x 11'9")**

The sitting room has a double glazed window to the front, ceiling light, moulded ceiling cornice, smoke alarm, power points, 2 night storage heaters and a TV aerial point.

A door from the sitting room opens into the kitchen/dining room.

Kitchen/Dining Room **3.58m x 2.64m (11'9" x 8'8")**

The kitchen/dining room has units to include an inset stainless steel single drainer sink unit, mixer tap over and working surfaces with base units under. There is an electric Ariston 4 ring hob, under is a Candy electric oven with grill and an extractor hood with light over. There is space and plumbing for an automatic washing machine, room for an upright fridge/freezer, larder unit, eye-level cupboards, tiled splashbacks, double glazed window to rear, ceiling light, an extractor fan, power points, wall mounted electric heater and a double glazed door opening into the rear gardens.

From the sitting room a staircase turns and rises up to the first floor landing having a ceiling light, smoke alarm, single power point, inspection hatch to the roof space and doors opening into the bedrooms.

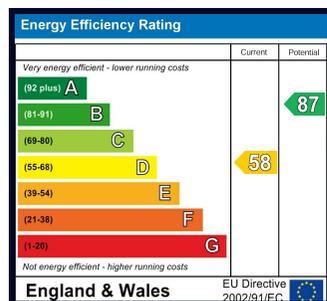
Bedroom One **3.58m x 2.64m (11'9" x 8'8")**

Having a double glazed window to the rear overlooking farmland, an electric wall mounted heater, ceiling light and power points.

Bedroom Two **3.51m x 1.98m (11'6" x 6'6")**

Bedroom two has a double glazed window to the front, ceiling light, power points, an electric wall mounted heater and a door opening into the airing cupboard housing a factory insulated hot water cylinder, shelving and immersion heater.

Off the landing a door opens into the bathroom.



Appliances

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

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.