



JonathanWright
estate agents



64 Castlefields, Leominster, HR6 8BG. No Onward Chain £240,000

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Leominster
HR6 8BG**

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PROPERTY FEATURES

- Extended Semi-Detached Bungalow
- 2 Bedrooms
- Kitchen
- Spacious Lounge/Dining Room
- Conservatory
- Bathroom
- Driveway With Parking
- Garage & Greenhouse
- Attractive Rear Garden With Summer House
- Corner Plot Position

To view call 01568 616666



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A well presented and extended semi-detached bungalow, occupying an attractive corner plot position and offering double glazed and gas fired centrally heated accommodation to include a spacious lounge/dining room, extended kitchen, conservatory, 2 good size bedrooms, modern bathroom and outside gardens to front and side, a most attractive garden to rear with a summerhouse and greenhouse, driveway with parking for vehicles and a detached garage.

Castlefields is a well respected development and nearby is a mini mart and train station. Leominster's town centre is in walking distance and offers a wealth of amenities to include shops, supermarkets, cafes and restaurants.

Details of 64 Castlefields, Leominster are further described as follows:

A UPVC double glazed entrance door opens into the kitchen. The well fitted kitchen has a working surface with an inset stainless steel sink unit with mixer tap over, cupboards under and the working surfaces continue with base units to include cupboards and drawers. Built into the working surface is a 5 ring stainless steel gas hob with an extractor hood with light over and an electric double oven under. The kitchen has matching eye-level cupboards, glass fronted display cabinets, shelving with plate racks and a slide out vertical drawer. To the rear of the kitchen is an integral American style fridge/freezer and a small working surface with a cupboard under and the kitchen also has tiled splashbacks, a UPVC double glazed window, inset lighting and also situated in the kitchen is a Worcester gas fired boiler heating hot water and radiators as listed.

From the kitchen a door opens into the good size lounge/dining room. Having a feature fireplace with a gas living flame effect fire with surround and mantle shelf over. There is ample room for a dining table, plenty of power points, TV aerial point and a double glazed door giving access into a rear conservatory. The conservatory has full length UPVC double glazed windows overlooking the attractive rear garden, laminated flooring, lighting, power points and UPVC double glazed French doors opening out to the rear garden.

From the lounge dining room a door opens into Bedroom one.

Bedroom one. (The smallest measurement is taken to the front of a built-in mirror fronted wardrobe fitment with sliding doors). There is also a UPVC double glazed window to front and a further built-in

wardrobe with box storage.

From the lounge/dining room a glazed panelled door opens into an inner hallway having a window to side a door into an airing cupboard housing a factory insulated hot water cylinder.

Bedroom two. (The smallest measurement is taken to the front of a built-in wardrobe fitment with sliding doors and hanging rails) The bedroom also has a UPVC double glazed window to front.

From the inner hallway a door opens into a modern fitted bathroom having a bath with a mains fed shower over and glass shower screen and a vanity unit with an inset wash hand basin, low flush W.C., storage cupboards and shelving. The bathroom has tiled flooring, tiled splashbacks, an extractor fan, an inspection hatch to the loft space above and a frosted UPVC double glazed window to side.

AGENTS NOTE.

The property has a large roof space and offers potential for conversion, subject to any local authority regulations.

OUTSIDE.

The property is situated in an attractive corner plot position and has gated pedestrian access with steps and a pathway leading to the main entrance door. There is a lawned garden to front, with deep borders and a pathway leading to side with a small lawn garden with outside lighting and the pathway continues under a trellis archway to the rear garden.

REAR GARDEN.

A feature of the property is the attractive rear garden which has been well designed to include a raised patio seating area, lawned garden, a large timber deck seating area enjoying the daily sunshine, an ornamental fish pond, greenhouse and a veranda seating area. Also situated in the garden is a good size summer house and there is an outside cold water tap, outside lighting and gated access to a driveway. The driveway is accessed to the side of the property with parking for a vehicles and at the end of the driveway is a garage.

GARAGE.

The garage has an up and over door and an adjoining a useful storage shed.

SERVICES.

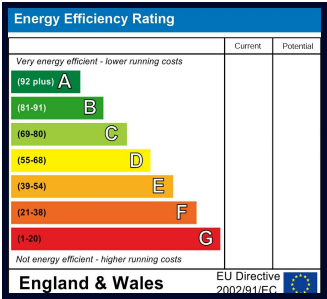
All mains services connected, gas fired central heating and telephone to BT regulations.

ROOMS AND SIZES

Entrance Door	
Kitchen	4.01m(max) x 2.18m (13'2"(max) x 7'2")
Lounge/Dining Room	7.01m x 3.66m (23' x 12')
Conservatory	3.56m x 2.31m (11'8" x 7'7")
Bedroom One	3.35m x 2.59m (11' x 8'6")
Bedroom Two	3.28m x 2.03m (10'9" x 6'8")
Bathroom	
Rear Garden	
Summer House	2.84m x 2.21m (9'4" x 7'3")
Detached Garage	4.78m x 2.97m (15'8" x 9'9")

PROPERTY INFORMATION

Council Tax Band - C
Property Tenure - Freehold



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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