



JonathanWright
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38 Castlefields, Leominster, Herefordshire HR6 8BG. £210,000

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Leominster
Herefordshire
HR6 8BG**

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PROPERTY FEATURES

- **Extended Semi-Detached House**
- **3 Bedrooms/Dining Room**
- **Modern Fitted Kitchen**
- **Ground Floor Cloakroom**
- **Gas Fired Central Heating**
- **Double Glazed**
- **Detached Garage**
- **Parking**
- **Close To Town Centre**



To view call 01568 616666



Situated in a popular position close to Leominster's town centre and amenities an extended semi-detached house offering gas fired centrally heated and UPVC double glazed accommodation to include a reception hall, lounge/dining room, modern kitchen, 3 bedrooms, bathroom and outside a driveway to front with parking for vehicles lawned gardens to rear and a detached garage.

Castlefields is only a short walk from Leominster's town centre which offers a good range of amenities to include a nearby train station, variety of shops, schooling and a sports centre with public swimming pool. The cathedral city of Hereford is just 13 miles to the south and motorway links are available at Worcester 13 miles to the east.

Details of 38 Castlefields, Leominster are further described as follow:

The property is an extended semi-detached house. A UPVC entrance door opens into a reception hall having 2 frosted UPVC double glazed windows, one to the front and one to the side, wooden laminated flooring and door into a useful understairs storage cupboard housing a gas fired boiler. From the reception hall a door opens into the lounge/dining room. The lounge/dining room has a brick fireplace, wooden laminated flooring and a UPVC double glazed window to the front. An archway from the lounge/dining room leads into the kitchen. The modern and well fitted kitchen and has a working surface with an inset stainless steel sink unit with an integral dishwasher and a cupboard under. The working surfaces continue with base units of cupboards, drawers, wine rack and built into the working surface is a 4 ring stainless steel gas hob with a Zanussi electric double oven with grill under and a stainless steel extractor hood with light over. The kitchen also has eye-level cupboards with corner shelving, 2 UPVC double glazed windows to rear, a continuation of the laminated flooring, space and plumbing for a washing machine, room for a fridge/freezer and a door off the kitchen opens into a ground floor cloakroom/W.C. The cloakroom has a low flush W.C., pedestal wash hand basin and a frosted UPVC double glazed window to the side. From the kitchen a UPVC double glazed door opens to the side of the property.

From the reception hall a staircase rises and turns to the first floor landing having a UPVC double glazed

window to the side, an inspection hatch to loft space above and doors off to the bedrooms. Bedroom one has a UPVC double glazed window to front, door into an airing cupboard housing a factory insulated hot water cylinder. Bedroom two is also a double bedroom having a UPVC double glazed window to rear and a TV aerial point. Bedroom three has a UPVC double glazed window to the front. From the landing a door opens into the bathroom having a suite in white to include a side panelled bath with a Mira electric shower over and a glass shower screen, pedestal wash hand basin and a low flush W.C. The bathroom also has an extractor fan, heated towel rail and a frosted UPVC double glazed to the rear.

OUTSIDE.

The property is situated in a popular and mature cul-de-sac position and is approached to the front over a pedestrian pathway onto a stone driveway with parking for vehicles. There is also a shrub border, fencing to boundaries and the driveway continues to the side of the property leading to a detached garage.

The garage has a double opening doors, power and lighting.

REAR GARDEN.

The property has a private rear garden being laid to lawn with an outside cold water tap and is ideal for a young family.

SERVICES.

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

ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 5.87m x 3.38m (19'3" x 11'1")

Kitchen 5.11m x 1.88m (16'9" x 6'2")

Ground Floor Cloakroom/W.C

Bedroom One 3.40m x 3.07m (11'2" x 10'1")

Bedroom Two 3.05m x 2.74m (10' x 9')

Bedroom Three 2.03m x 1.83m 1.52m (6'8" x 6' 5")

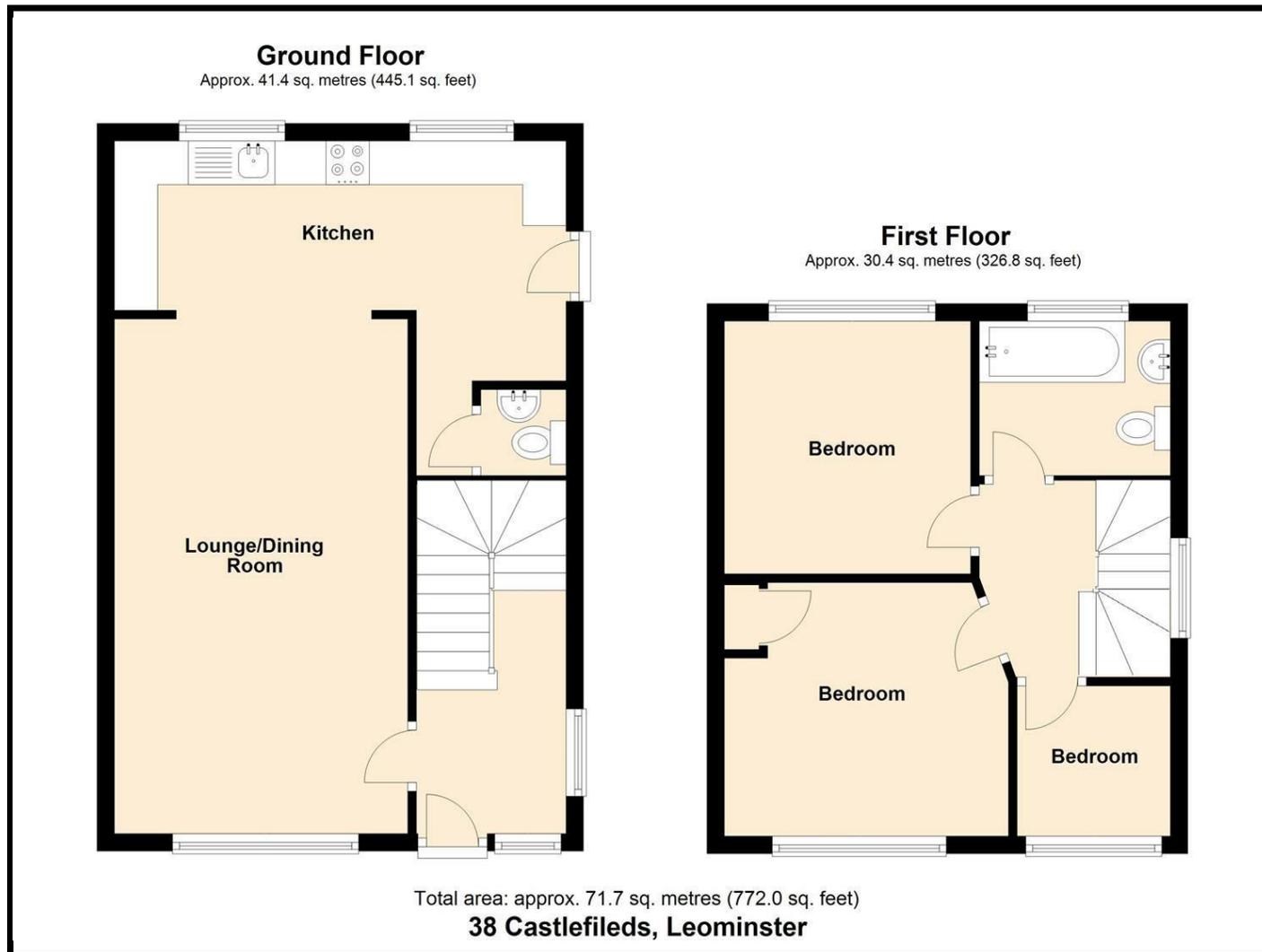
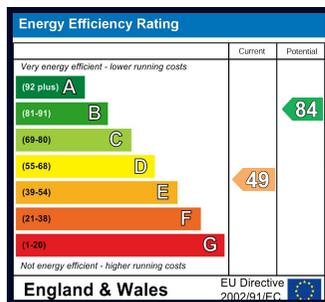
Garage 4.78m x 2.54m (15'8" x 8'4")

Rear Garden

PROPERTY INFORMATION

Council Tax Band B

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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