

212 Ridgemoor Road, Leominster, HR6 8UN. £245,000

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PROPERTY FEATURES

- A Well Presented Detached House
- 3 Bedrooms
- Ground Floor Cloakroom/W.C.
- Spacious Lounge with Wood Burner
- Recently Fitted Kitchen/Breakfast Room
- Conservatory
- Bathroom
- Garage & Parking For A Vehicle
- Gardens To front And Rear







To view call 01568 616666

JonathanWright
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Situated on the Northern fringe of Leominster town, a modern and well presented detached house offering UPVC double glazed and gas fired central heated accommodation to include a reception hall, spacious lounge with wood burning stove, a modern and recently fitted open plan kitchen with appliances, a rear conservatory/dining room, 3 bedrooms, a modern fitted bathroom and outside a lawn garden to front, an attractive enclosed garden to rear, driveway with parking for a vehicle and an adjoining garage with power and lighting.
Ridgemoor Road is close to open countryside and attractive walks abd also within walking distance isf Leominster's town centre with good amenities to include a wide range of shops and supermarkets, cafes and restaurants, local primary schools rated as 'Good' or better' by Ofsted and a train station with regular train services to the cathedral city of Hereford.

A UPVC double glazed entrance door opens into a welcoming reception hall having wooden laminated flooring, a UPVC double glazed window to side, smoke alarm and a door into a ground floor cloakroom/W.C.
The cloakroom has a low flush W.C, wall mounted wash hand basin, tiled splashbacks and a frosted UPVC double glazed window to side.
From the reception hall a door opens into the lounge.
A feature of the lounge is a wood burning stove standing on a hearth and the lounge also has a continuation of the wooden laminated flooring, a UPVC double glazed window to front, plenty of power points and a door into a useful understairs storage cupboard.
Open plan off the lounge is a the kitchen/breakfast room. The recently installed kitchen has solid wood working surfaces with an inset sink unit with a mixer tap over, cupboards and an integral dishwasher under. The working surfaces continue with base units to include cupboards, drawers, corner cabinets with carousel shelving and an integral fridge. Inset into the working surface is a Baumatic 5 ring gas hob with a stainless steel extractor hood and light over and situated and in a housing unit is a Belling electric double oven and an Indesit microwave oven. There is a matching larder unit, further working surfaces with cupboards and drawers under and a range of matching glass fronted eye-level cupboards. The kitchen/breakfast room also has tiled splashbacks, a UPVC double glazed window overlooking the attractive rear garden, tiled flooring, room for a breakfast table and a double glazed sliding door opening out to a rear conservatory.
The good size conservatory can also be used as a dining room and has a brick built dwarf wall base, double glazed windows overlooking the garden, laminated flooring, power points, lighting, and a double glazed sliding door giving access to a rear patio.

From the reception hall a staircase rises up to the first floor landing having an inspection hatch to the roof space above, wooden laminated flooring which continues throughout the bedroom accommodation and a door into a useful linen cupboard with hanging rail and shelving.
Doors From the landing lead off to bedrooms and bathroom as listed.
Bedroom One. The good size double bedroom has a UPVC double glazed window to front, ample room for bedroom furniture and a telephone extension point.
Bedroom two is also a good size bedroom having a UPVC double glazed window overlooking the rear garden.
Bedroom three has a UPVC double glazed window to front.
Off the landing a door opens into a modern fitted bathroom having a P-shaped bath with a mains fed shower over and glass shower screen, a wash hand basin with vanity unit under and a low flush W.C. The bathroom is tiled from floor to ceiling height and has a frosted UPVC double glazed window to rear and an extractor fan.

OUTSIDE.
The property is situated in an attractive residential position and is approached to the front over a pedestrian pathway and onto a driveway with parking for a vehicle. There is a lawn garden to front with shrub borders and a pathway with gated access leading to the rear garden.
At the end of the driveway is an up and over door giving access into an adjoining garage.

GARAGE.
The good size garage has power. lighting, plumbing for a washing machine, storage within the roof rafters, a window to rear and a door giving access to the rear garden. Situated in the garage is a modern Ideal gas fired combination boiler heating hot water and radiators as listed.

REAR GARDEN.
The property enjoys a private and secure rear garden having a slab patio seating area with outside lighting and a cold water tap. The garden is laid mainly to lawn with shrub borders and pathways to rear where there is a raised vegetable garden. Also situated in the garden is a timber built storage shed.

SERVICES.
All mains services connected and gas fired central heating via a combination boiler system.

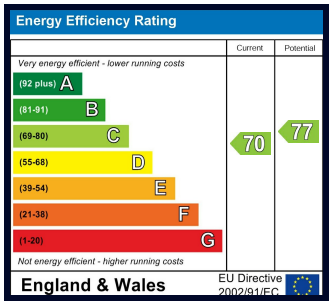
ROOMS AND SIZES

Reception Hall	
Ground Floor Cloakroom/W.C.	
Lounge	4.57m x 3.78m (15' x 12'5")
Kitchen/Breakfast Room	4.88m x 2.59m (16' x 8'6")
Conservatory	3.23m x 3.12m (10'7" x 10'3")
Bedroom One	4.75m x 2.77m (15'7" x 9'1")
Bedroom Two	2.64m x 2.59m (8'8" x 8'6")
Bedroom Three	2.03m x 2.03m (6'8" x 6'8")
Bathroom	
Garage	5.79m x 2.57m (19' x 8'5")
Rear Garden	



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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