



Jonathan Wright
estate agents



4 Green Lane, Leominster, HR6 8QJ. No Onward Chain £260,000

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PROPERTY FEATURES

- Semi-Detached House
- 3 Bedrooms
- Sitting Room
- Large Lounge/Dining Room
- Conservatory
- Ground Floor Cloakroom/W.C.
- Shower Room
- Gardens To Front And Rear
- Garage And Driveway With Parking
- Close To Town Centre



To view call 01568 616666



An extended semi-detached house situated just off Leominster's main town centre and amenities offering accommodation to include a reception hall, sitting room, large lounge/dining room, kitchen/breakfast room, utility room, ground floor cloakroom, 3 bedrooms, to with built-in wardrobes, shower room and outside gardens to both front and rear, private drive with parking, single garage, conservatory opening into the good size gardens and with the accommodation being double glazed and gas fired centrally heated.

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

The full particulars of 4 Green Lane, Leominster are further described as follows:

The property is an extended semi-detached house of brick construction and part hung tiled elevations under a tiled roof.

A leaded double glazed door opens into an enclosed porch with opening leaded windows, lighting and from the porch a door opens into the reception hall. The reception hall has a ceiling light, panelled radiator and a glazed panelled door opening into the sitting room.

The sitting room has a double glazed leaded window to front, ceiling light, panelled radiator, power points, open fireplace and a sliding door opening into the large lounge/dining room.

The lounge/dining room has ornamental stone features, laminate flooring, panelled radiator, lighting, power, patio door to rear and a further patio door opening into a rear conservatory.

The conservatory is double glazed with opening windows and opening doors into the garden.

A door from the lounge/dining room opens into the kitchen/breakfast room.

The kitchen has an inset stainless steel, single drainer sink unit, working surfaces, and base units under of cupboards and drawers. There is planned space for a gas or electric cooker, extractor hood over, space for a fridge, tiled splashbacks, 2 leaded glazed windows to the side and one to the front, panelled radiator, ceiling downlighters and a door opening into the utility room/Rear Porch.

The utility room/porch has a planned space for an automatic washing machine, panelled radiator, lighting, power, double glazed leaded windows and a door opening into a cloakroom/W.C.

The cloakroom/W.C. has a low flush W.C and a door from the utility to the garden to the side.

From the reception hall a staircase rises up to the first floor landing having a leaded glazed window to side, inspection hatch to roof space and doors to bedrooms.

Bedroom one. (The measurement is taken to the front of a floor to ceiling built-in mirrored wardrobe unit). The bedroom has a double glazed leaded window to front, ceiling light, power and a panelled radiator. Bedroom two has a leaded glazed window to rear, lighting, power, panelled radiator and a built-in wardrobe.

Bedroom Three has a leaded glazed window to rear, lighting, power and a panelled radiator.

Off the landing a door opens into the shower room having a shower cubical, vanity unit to side, wash hand basin, low flush W.C, ceiling light, an opaque glazed window to front, heated towel rail and doors opening to the boiler cupboard housing the Worcester gas fired combination boiler heating hot water and radiators.

Outside.

The property is approached to the front off Green Lane having a tarmacadam driveway giving access and parking for motor vehicles. There is a low brick walling to front, easily maintained gravelled and lawn gardens, floral and shrub borders.

GARAGE.

The detached, purpose built garage has double opening doors to front, power, lighting, windows to rear and a door to the side.

A pathway to the side of the property leads around to the rear.

REAR GARDEN.

There is a good sized patio area, lawned garden, raised patio to side of the conservatory, floral and shrub gardens, a productive vegetable section, leaded glazed pergola, an aluminium framed greenhouse and double opening gates to the rear.

SERVICES.

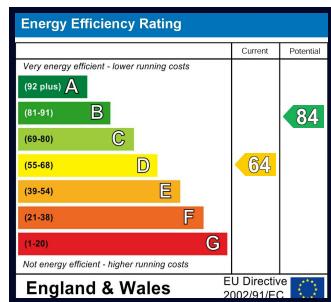
All main services are connected, gas fired central heating, and telephone to BT regulations.

ROOMS AND SIZES

Reception Hall	
Sitting Room	3.45m x 3.45m (11'4" x 11'4")
Lounge/Dining Room	6.32m x 4.39m (20'9" x 14'5")
Conservatory	3.66m x 2.84m (12' x 9'4")
Kitchen/Breakfast Room	4.01m x 2.57m (13'2" x 8'5")
Utility Room/Rear Porch	1.93m x 1.83m (6'4" x 6')
Cloakroom/W.C.	
Bedroom One	3.66m x 2.49m (12' x 8'2")
Bedroom Two	3.84m x 2.74m (12'7" x 9')
Bedroom Three	1.91m x 1.91m (6'3" x 6'3")
Shower Room	
Detached Garage	4.72m x 2.59m (15'6" x 8'6")

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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