



16 Castlefields, Leominster, HR6 8BJ. £235,000

**16 Castlefields
Leominster
HR6 8BJ**

£235,000

PROPERTY FEATURES

- **A Modern Semi-Detached House**
- **3 Good Sized Bedrooms**
- **Lounge**
- **Kitchen/Dining Room**
- **Conservatory**
- **Downstairs Cloakroom W.C.**
- **Attractive and Secure Rear Garden**
- **Garage**
- **Close to Town Centre**



To view call 01568 616666



JonathanWright
estate agents



A modern semi-detached house offering surprisingly spacious, UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, lounge with fireplace, kitchen/dining room, conservatory, downstairs cloakroom/W.C. three bedrooms, a bathroom and outside a patio garden to the front an attractive safe and secure garden to the rear, a driveway with parking for a vehicle and an adjoining garage. The property is well positioned for Leominster's town centre and amenities, which include a nearby mini mart and also close by are good schools and train station. Leominster's town centre is only a short walk away and offers a good range of shops and supermarkets, cafes and restaurants and is home to the historic Grange Park and Priory Church.

A UPVC double glazed entrance door opens into a reception hall and a door from the reception hall then opens into the lounge. The good size lounge has a feature fireplace with a gas living flame and coal effect fire standing on a raised hearth with fire surround and mantel shelf over. There is also a UPVC double glazed window to the front. From the lounge, a door opens into the kitchen/dining room which has working surfaces with cupboards and drawers under and also space and plumbing for a washing machine. Built into the working surface is a four ringed gas hob with an electric oven under and an extractor hood and light over. The kitchen also has a range of matching eye level cupboards, shelving, a matching larder unit and a breakfast bar. The dining area has ample room for a family sized dining table and a double glazed sliding door giving access to a conservatory. The conservatory has UPVC double glazed windows overlooking the attractive rear garden, wall lighting, power points, tv aerial point and UPVC double glazed door opening to a rear patio. From the reception hall a door opens into a downstairs cloakroom/W.C. having a low flush W.C., a wall mounted wash hand basin and a frosted UPVC double glazed window to the front. From the reception hall a staircase rises up the first floor landing having an inspection hatch to the loft space up above, a door into an airing cupboard housing a factory insulated hot water cylinder and doors off to the bedroom and bathroom accommodation. Bedroom one is a good sized double bedroom, with a large built in wardrobe fitment and a UPVC double glazed window overlooking gardens to the rear.

Bedroom Two is also a good sized double bedroom and has a UPVC double glazed window to the front and a built in wardrobe. Bedroom Three has a UPVC double glazed window overlooking gardens to the rear. The Bathroom has a suite to include a side panelled bath with a mains fed shower over and a folding shower screen, a pedestal wash hand basin and low flush W.C. The bathroom also has a frosted UPVC double glazed window to the front and an extractor fan.

OUTSIDE

The property is situated on a mature and respected development and has a driveway to the front with parking for a vehicle. There is also a small patio garden and an attractive floral border. At the end of the driveway an up and over door gives access into a Garage.

GARAGE

The garage has power, lighting, storage within the roof rafters and situated in the garage is a Baxi gas fired boiler, heating hot water and radiators as listed. A glazed panelled door opens from the garage to the rear garden.

REAR GARDEN

The property enjoys a most attractive and secure rear garden, ideal for young families. The garden has a patio seating area with veranda over and the patio continues providing a large seating area, ideal for entertaining. There is also a lawned garden, well stocked floral and shrub borders and to the rear of the garden is a Pergola with patio under and on a hard standing is a substantial timber built storage shed.

SERVICES

The property has all mains services connected and gas fired central heating.

ROOMS AND SIZES

Reception Hall

Lounge 4.62m x 4.57m (15'2" x 15')

Kitchen/dining Room 4.47m x 3.10m (14'8" x 10'2")

Conservatory 2.84m x 1.91m (9'4" x 6'3")

Cloakroom/wc

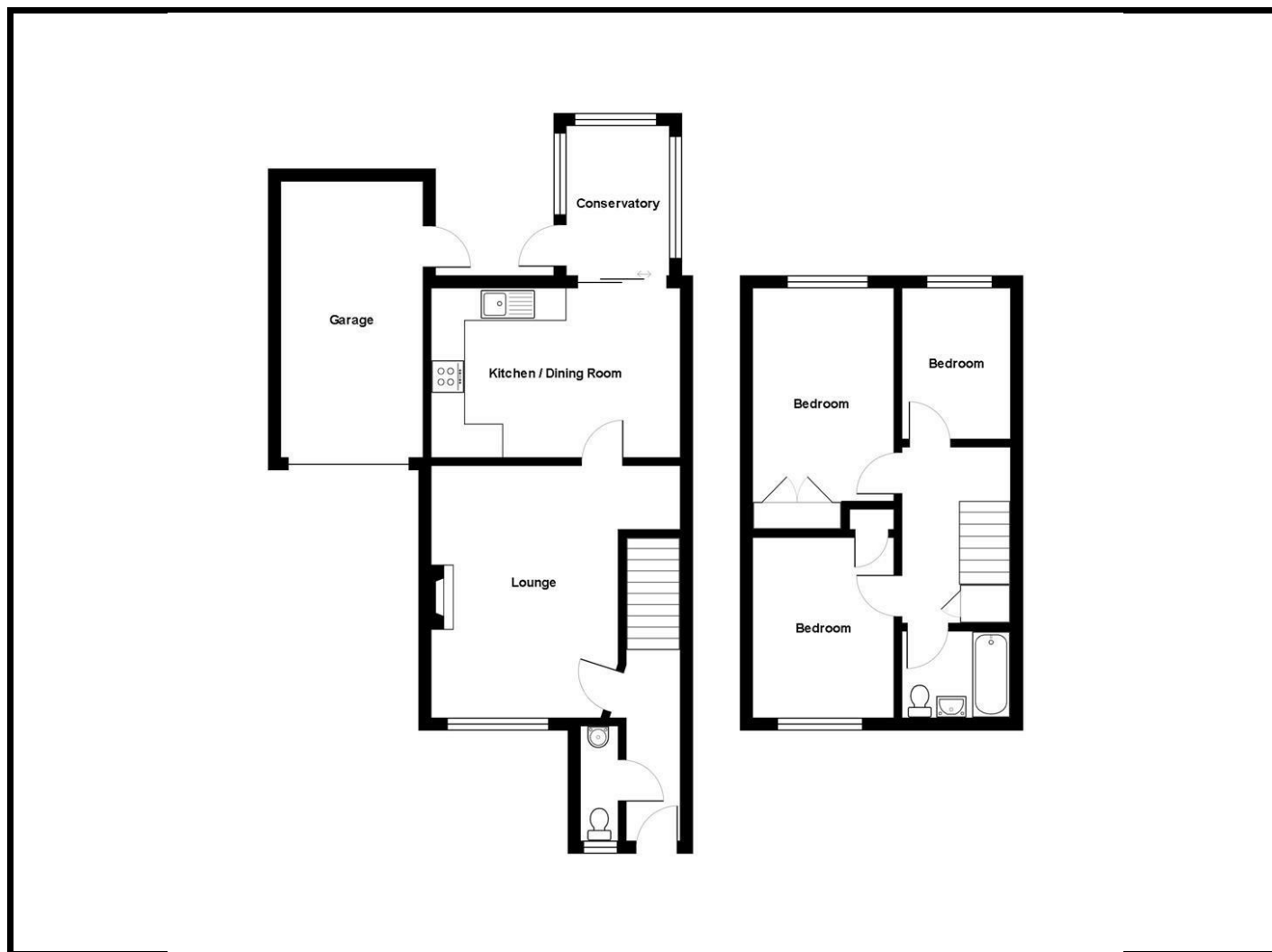
Bedroom One 3.73m x 2.49m (12'3" x 8'2")

Bedroom Two 3.28m x 2.57m (10'9" x 8'5")

Bedroom Three 2.77m x 1.98m (9'1" x 6'6")

Bathroom

Garage 5.03m x 2.62m (16'6" x 8'7")



PROPERTY INFORMATION

Council Tax Band - C

Property Tenure - Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.