30 Croft Street, Leominster, HR6 8LA. No Onward Chain £165,000

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Leominster
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PROPERTY FEATURES

- Semi-Detached House
- 2 Good Size Bedrooms
- Lounge
- Kitchen With Pantry
- Ground Floor Cloakroom/W.C.
- Shower Room
- Driveway With Parking
- Good Size Rear Garden
- Close To Town Centre

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Situated in a mature and residential position, a surprisingly spacious semi-detached house offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, lounge, kitchen with pantry, ground floor cloakroom, 2 good bedrooms, shower room and outside parking to front for vehicles and a good size garden to the rear.
The property is well positioned for the convenience of Leominster's town centre, offering a wealth of amenities and also close by is good schooling.
Details of 30 Croft Street, Leominster are as follows:

A canopy porch with a composite door opens into a reception hall, having laminated flooring and a doorway leading into the lounge.
The lounge has a window to front, attractive wall panelling, usable alcoves to either side of the chimney breast and and provision for a wall mounted TV.
From the lounge a door opens into kitchen, having a working surface with an inset sink unit with cupboard, space with plumbing under for a washing machine.and working surfaces continue with further base units to include cupboards and drawers. There are spaces under the working surfaces for further appliances, also matching eye-level cupboards, and room for an upright fridge/freezer. The kitchen has a window overlooking the rear garden, a door into a useful pantry with lighting, power and window to side. Also situated in the kitchen is a modern Ideal gas fired boiler heating hot water and radiators as listed.
From the kitchen a doorway leads into a rear lobby with a door giving access to the rear garden and also a latch and lever door opening into a ground floor cloakroom/W.C.
The cloakroom has a low flush W.C. and a window to rear.
From a reception hall a staircase rises up to the first floor landing having a window to side, inspection hatch to loft space above and doors off to the bedroom accommodation.
Bedroom one. The good size and light double bedroom has 2 windows to the front, a feature picture rail, double opening doors into a linen cupboard with shelving and a recess with shelving and storage over.
Bedroom two is also a good size bedroom having a double glazed window overlooking gardens to rear.
From the landing a door opens into the shower room having a shower cubicle with an electric shower, pedestal wash hand basin, low flush W.C. and a frosted window to rear.

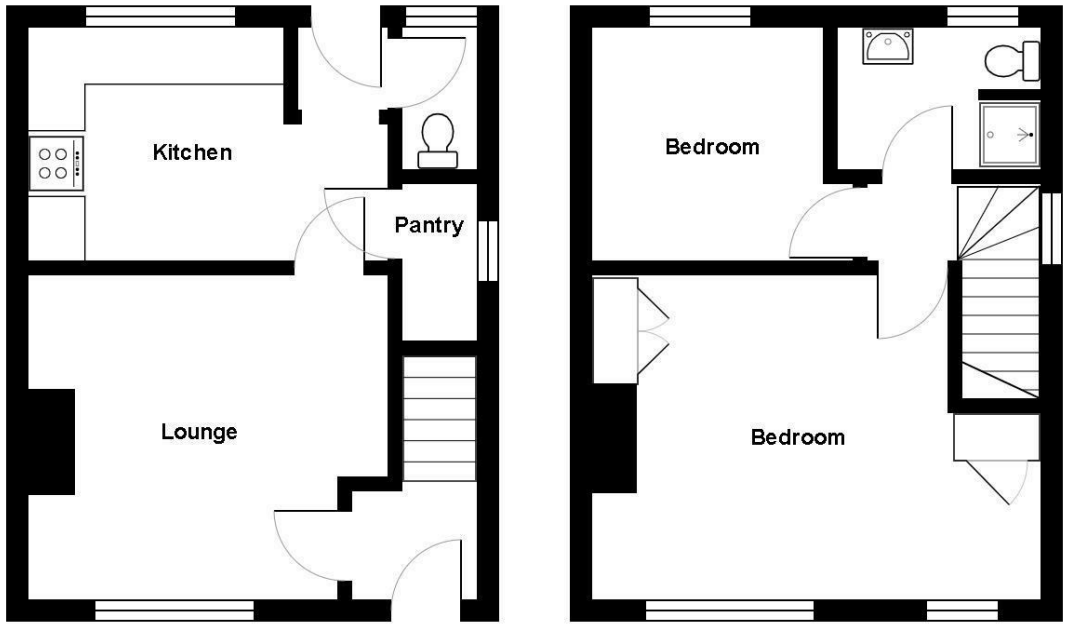
OUTSIDE.
The property is accessed to the front over a pathway onto a stoned driveway with parking for vehicles. A walkway leads to the side of the property, through a secure gate to the rear garden.

REAR GARDEN.
The property enjoys a good size rear garden, ideal for young families and has a raised timber deck seating area with a veranda over. The main garden is laid mainly to lawn with a shrub border and outside lighting.

SERVICES.
All mains services are connected, gas fired central heating and UPVC double glazed windows.

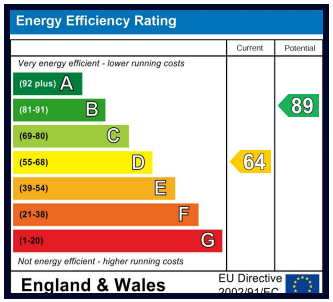
ROOMS AND SIZES

Reception Hall	
Lounge	3.84m x 3.45m (12'7" x 11'4")
kitchen	3.86m x 2.49m (12'8" x 8'2")
Rear Lobby	
Ground Floor Cloakroom/W.C.	
Bedroom One	4.88m (max) x 3.51m (16' (max) x 11'6")
Bedroom Two	2.57m x 2.54m (8'5" x 8'4")
Shower Room	
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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