



JonathanWright
estate agents



27 Silurian Close, Leominster, HR6 8SU. No Onward Chain £160,000

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Leominster
HR6 8SU**

No Onward Chain £160,000

PROPERTY FEATURES

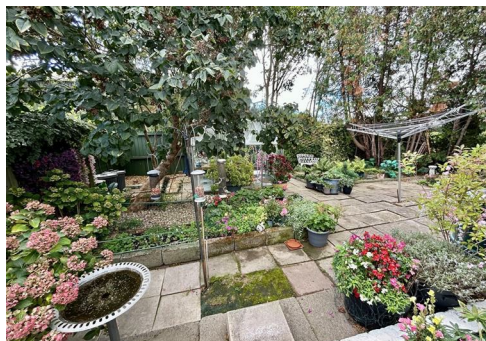
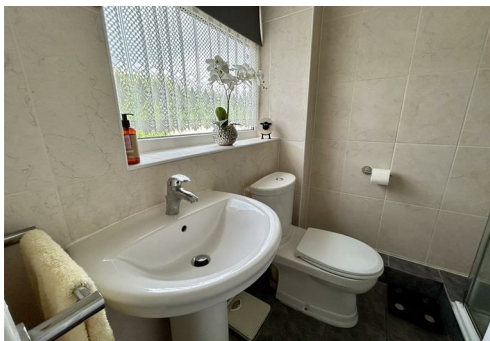
- End Terraced Bungalow
- 2 Bedrooms
- Lounge/Dining Room
- Conservatory
- Fitted Kitchen
- Modern Shower Room
- Secure & larger Rear Garden
- Close To Town & Amenities



To view call 01568 616666



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Situated in a most private, tucked away position on the edge of this popular development an end terrace of 3 bungalows, offering gas fired centrally heated and double glazed living accommodation, having a porch to front, reception hall, lounge/dining room, open plan kitchen, 2 good size bedrooms, modern shower room, rear conservatory, large pretty cottage style gardens and easy pedestrian access to Leominster's main town centre and amenities. The bungalow is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents. The full particulars of 27 Silurian Close, Leominster are further described as follows:

The property is an end terraced bungalow of brick construction of only 3 properties under a tiled roof. A double glazed porch to front gives access through into a reception hall, having a ceiling light, power point and a door opening into the L shaped lounge/dining room. The lounge/dining room is well appointed having a ceiling light, power points, TV aerial point, and a living flame effect gas fire, standing on a raised plinth. There is panelled radiator, window to rear and a sliding patio door opening into the conservatory. The conservatory has opening windows and a door opening into the rear garden. From the lounge/dining room, open plan into the kitchen. The kitchen has modern units to include an inset stainless steel, single drainer sink unit, mixer tap over, working surfaces with base units under of cupboards and drawers. There is ceramic tiling to splashbacks and into a window sill with a double glazed window to front and a full range of matching eye-level cupboards. The kitchen has a planned space for an electric cooker, extractor hood with light over, planned space for a fridge, room and plumbing an automatic washing

machine and also a slimline dishwasher. The kitchen has lighting, kitchen floor covering, and power points. From the reception hall a door opens into bedroom one. Bedroom one has a double glazed window to rear, panelled radiator, lighting, power and an inspection hatch to the roof space. Bedroom two has a double glazed window to rear, will a panelled radiator under, lighting and power. From the reception hall a door opens into the shower room. The shower room has an easy walk-in shower cubicle, Triton electric shower over, and a safety hand rail. The shower room is ceramic tiled to ceiling height throughout including a tiled floor. There is a pedestal wash hand basin, low flush W.C, ceiling light and an opaque double glazed window to front.

OUTSIDE.

The property is approached to the front with a secure and enclosed front garden with floral and shrub borders.

REAR GARDEN.

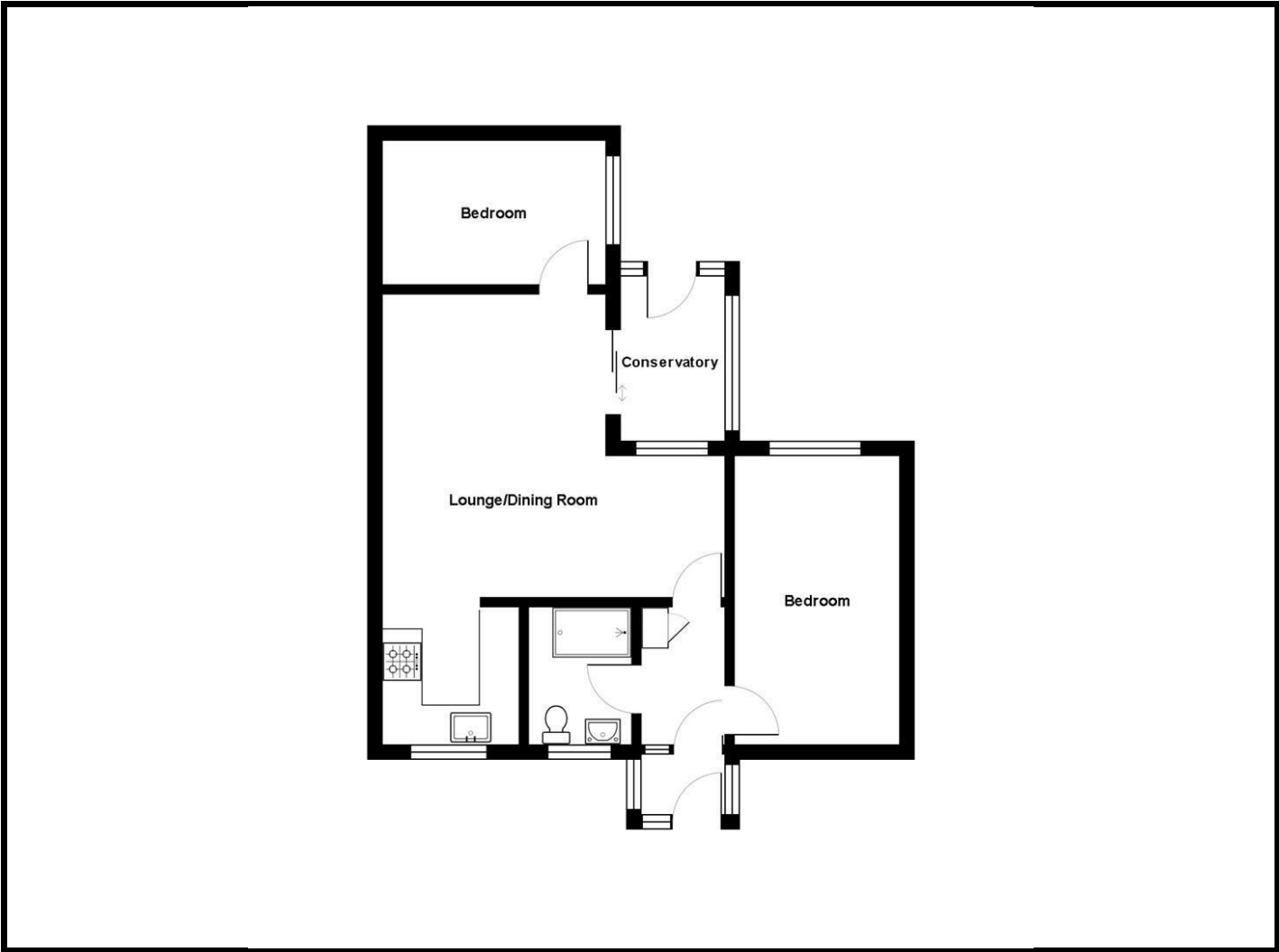
The good size garden, being probably one of the largest on the development, having a flagged pathway, raised seating area and low retaining walls with floral and shrub gardens and borders. There is another patio and seating area, many varieties of trees, plants, shrubs and also a garden store, bin store, aluminium framed greenhouse with the garden being safe, secure and private. From the garden a gate opens to the rear of the property where there is pedestrian access.

SERVICES.

All mains services are connected and gas fired central heating.

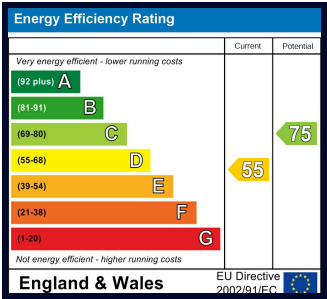
ROOMS AND SIZES

- Reception Hall
- Lounge/Dining Room 5.23m x 4.47m (17'2" x 14'8")
- Conservatory 2.62m x 1.70m (8'7" x 5'7")
- Kitchen 1.96m x 2.08m (6'5" x 6'10")
- Bedroom One 4.17m x 2.54m (13'8" x 8'4")
- Bedroom Two 3.43m x 2.21m (11'3" x 7'3")
- Shower Room
- Rear Garden



PROPERTY INFORMATION

Council Tax Band - A
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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