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Glenellen 100 Westcroft, Leominster, HR6 8HQ. £229,950

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Leominster
HR6 8HQ**

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PROPERTY FEATURES

- **Detached Bungalow**
- **2 Good Size Bedrooms**
- **UPVC Double Glazed**
- **Lounge/Dining Room**
- **Kitchen**
- **Bathroom**
- **Porch/Utility Room**
- **Southwest Facing Rear Garden**
- **Driveway With Parking**



To view call 01568 616666



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Situated in an attractive edge of cul-de-sac position, a detached bungalow offering UPVC double glazed accommodation to include an enclosed porch/utility room, a lounge/dining room, kitchen, 2 good size bedrooms, bathroom and outside a lawned garden to front, an enclosed southwest facing garden to the rear and a long driveway with plenty of parking for vehicles. Westcroft is well positioned for Leominster's town centre and amenities to include shops, supermarkets, cafes, restaurant's, a library and also Leominster's historic Grange Park and Priory Church. A bus service stops close by with regular services into Leominster's town centre.

An entrance door opens into an enclosed porch/utility room, having windows to the side, plumbing for a washing machine and a door opening into the reception hall. The L shaped reception hall has an inspection hatch to the loft space above and doors off to the accommodation. The good size lounge/dining room has a UPVC double glazed full length window to the rear, overlooking the rear garden and also fields behind and there is space for a dining table. From the reception hall a door opens into the kitchen.

The kitchen has a range of working surfaces with base units under of cupboards and drawers and planned spaces for an electric cooker and an upright fridge/freezer. There are matching eye-level cupboards, glass fronted display cabinets, a UPVC double glazed window to the rear, an extractor fan and a door into a pantry with shelving. From the reception hall a door opens into a cupboard housing a Warmcair warm air heating system and a door to side opens into an airing cupboard housing a hot water cylinder with shelving and a third door opens

into a useful and deep storage cupboard with fitted shelving.

Doors From the reception hall lead off to the bedrooms.

Bedroom one is a good size double bedroom having ample room for bedroom furniture and a full length UPVC double glazed window to the front.

Bedroom two is also a generously sized bedroom, having a full length double glazed window to the front.

From the reception hall a door opens the bathroom, having a suite in white to include a side panelled bath with a Mira electric shower over, pedestal wash hand basin and a low flush W.C. The bathroom has tiled splashbacks, a wall mounted electric heater and a frosted UPVC double glazed window to the side.

OUTSIDE.

The property is situated on the edge of a mature and respected cul-de-sac, backing onto open fields behind. To the front is a long driveway with parking for vehicles and a lawned garden. The driveway continues to the side and pedestrian gated access leads out to the rear garden.

REAR GARDEN.

The property has a southwest facing garden, enjoying the daily sunshine with a slab patio seating area with a retractable awning and low brick retaining walls. There are steps leading up to a lawned garden with floral borders and situated in the garden is a timber built storage shed.

SERVICES.

Mains water, mains drainage, mains electricity and a gas ducted heating system.

ROOMS AND SIZES

Porch/Utility

Reception Hall

Lounge/Dining Room 5.61m x 3.43m (18'5" x 11'3")

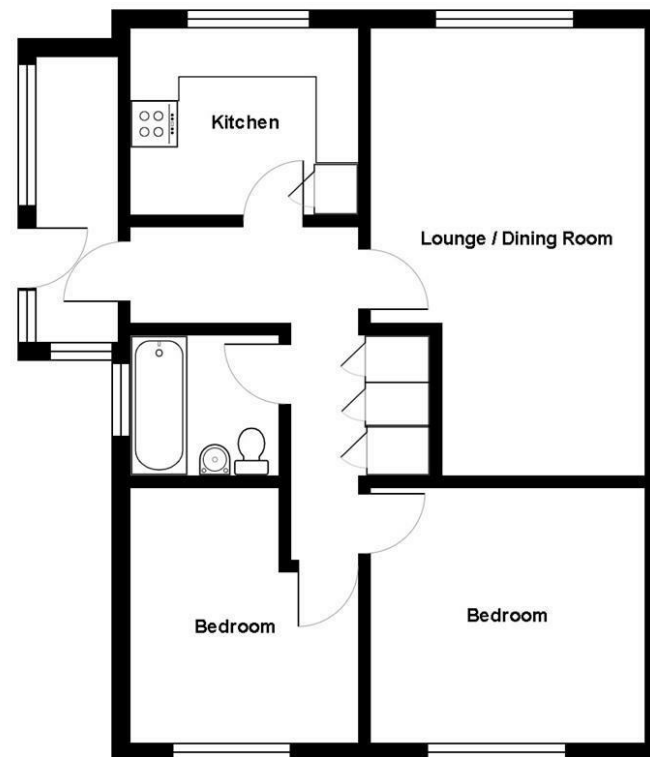
Kitchen 2.84m x 2.34m (9'4" x 7'8")

Bedroom One 3.45m x 3.18m (11'4" x 10'5")

Bedroom Two 2.95m x 2.84m (9'8" x 9'4")

Bathroom

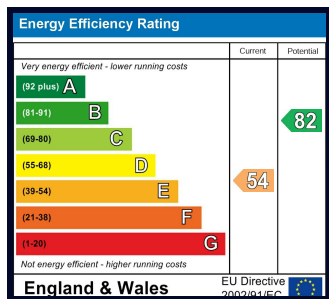
Rear Garden



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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