

97 BARGATES, LEOMINSTER, HEREFORDSHIRE HR6 8QS.



NO ONWARD CHAIN £215,000

- Town House
- 3 Bedrooms
- Mostly Double Glazed
- Gas Fired central Heating
- UtilityWash Room
- Dining Room
- Downstairs Cloakroom
- Three Storey
- Private Lawned Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



This character town house has been well maintained by the current owners and is set out over three stories to include a utility/wash room, separate dining room, three bedrooms; one being on the ground floor and a large south facing garden to the rear.

Leominster's main town centre and amenities are only a short walk away to include multi-national shops and supermarkets, a nearby doctors surgery, schooling from pre-school nursery age up to Sixth Form College, two sports centres and a public swimming pool. The Cathedral City of Hereford is situated just 13 miles to the south and motorway links are available at Worcester 30 miles to the east.

The property is a well presented character town house.

An entrance door opens into:

SITTING ROOM

12'6 x 11'10 (3.81m x 3.61m)

The sitting room has a feature reproduction Victorian fireplace with working fire grate standing on a tiled hearth with mantel shelf over and usable alcoves to either side of the chimney breast. The sitting room has a delightful double glazed bay window to the front looking onto Bargates. There is a ceiling light, wall lighting in the alcoves, dado rail, double panelled radiator with thermostat control, telephone point subject to BT regulations, TV aerial point, plenty of power points and a door which opens into a useful storage cupboard with shelving.

A door opens from the sitting room into:

DINING ROOM

11'10 x 9'11 (3.61m x 3.02m)

The dining room has fitted carpets over a quarry tiled floor, single glazed sash window to the rear, ceiling light, smoke alarm, double panelled radiator with thermostat control, power points and usable alcoves to either side of a filled in chimney breast.

From the dining room a doorway leads into:



KITCHEN

9'4 x 7'7 (2.84m x 2.31m)

The modern fitted kitchen has a working surface with rolled edge with an inset one and a half bowl, single drainer sink unit with a mixer tap over, cupboard and integral dishwasher under and also space for a washing machine. There is a second working surface with base units under of cupboards and drawers, an integral fridge, integral freezer and slide out spice drawers. Built into the working surface is a four ring ceramic hob with a matching stainless steel electric oven and grill under and the kitchen has a range of matching eye level cupboards with pelmet and cornice. There is ceramic tiling to splashbacks, double glazed window to the side, plenty of power points, double panelled radiator with thermostat control, two ceiling lights, quarry tiled floor and a double glazed door which opens out to the rear gardens.

From the kitchen a door opens into:

STUDY/BEDROOM THREE

13'5 x 7'5 (4.09m x 2.26m)

The room has a double glazed window overlooking the gardens to rear, ceiling light, double panelled radiator with thermostat control and plenty of power points.

A door opens into:

DOWNSTAIRS CLOAKROOM

The downstairs cloakroom has a low flush WC, wall mounted wash hand basin, an opaque double glazed window to the side, ceiling light, extractor fan and a quarry tiled floor.

From the dining room a door opens and a staircase then leads down to:

CELLAR

11'7 x 11' (3.53m x 3.35m)

The cellar has been fully tanked out by the current owners and the cellar now acts as a utility room. There is a ceiling light, working surface with space under, power points, a good ceiling height, space for additional



fridge/freezers and there is also a hatch opening from the room to the side of the property which is ideal for bringing heavy or large objects into the room.

From the dining room a door opens to a staircase which rises up to:

LANDING

The first floor landing has two ceiling lights, smoke alarm, double panelled radiator with thermostat control and power points.

A door leads off to:

BEDROOM TWO

13' x 12'1 (3.96m x 3.68m)

Bedroom two is a spacious double room and has a sash window to the front, ceiling light, usable alcoves to either side of a chimney breast, power points and a double panelled radiator with thermostat control.

From the landing a door opens into:

BATHROOM

11'11 x 6'3 (3.63m x 1.91m)

The good sized bathroom has a matching suite in white to include a side panelled bath, pedestal wash hand basin and corner shower cubicle with sliding doors and a mains fed shower over. The bathroom has tiling from floor to half ceiling height and also has a sash window to the rear, an extractor fan, ceiling light, vinyl floor covering and built in shelving. Situated in the bathroom is a cupboard housing a Worcester gas fired boiler heating hot water and radiators as listed and a heated towel rail.

From the landing a door opens into an enclosed staircase which rises up to:

MASTER BEDROOM

16'8 x 12'11 (5.08m x 3.94m)

The spacious master bedroom has two ceiling lights, exposed ceiling timbers, storage within the roof eaves,



smoke alarm, power points, double panelled radiator with thermostat control and a delightful bay window overlooking the gardens to the rear.

OUTSIDE

The property is situated in a mature residential position close to Leominster's town centre and amenities and there is unrestricted parking directly to the front. The property has a brick retaining wall to the front boundary and is accessed through wrought iron gate opening onto a pathway with steps leading up to the front door. There is a well maintained bark chipped floral and shrub garden to the front and to the side a gate gives shared access underneath an archway to the rear garden.

REAR GARDEN

The property enjoys a large south facing rear garden which has a timber decked patio seating area enjoying the daily sunshine. The long Victorian style garden is laid to lawn and is private and would be ideal for young children or animals as the garden is completely safe and secure with wooden panelled fencing to the boundaries. To the rear of the garden standing on a timber decked area are two garden sheds/workshops which both have lighting and power. To the front of the garden is a gate giving access to the previously mentioned shared access.

SERVICES

The property has all mains services connected, gas fired central heating via a Worcester boiler system and telephone subject to BT regulations. Council tax is band B with payments made to Herefordshire Council. There is also a satellite dish fitted.

APPLIANCES

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

DISCLAIMER

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give



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PROPERTY INFORMATION

Council Tax Band - B
Property Tenure - Freehold