



10 Townsend Close, Leominster, HR6 8QH. £330,000

**10 Townsend Close
Leominster
HR6 8QH**

£330,000

PROPERTY FEATURES

- **A Recently Renovated Detached House**
- **4 Bedrooms**
- **Ground Floor Cloakroom/WC**
- **Lounge**
- **Impressive Kitchen/Dining Room**
- **Utility Room**
- **Family Bathroom**
- **Garage & Parking For Vehicles**
- **Secure Rear Garden**
- **Close To Town Centre**

To view call 01568 616666





A modern and extremely well presented detached house, offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, a good size and light lounge, an impressive kitchen/dining room, utility room, ground floor cloakroom/WC, 4 good size bedrooms, a modern bathroom and outside a driveway to the front with plenty of parking for vehicles, an enclosed secure south facing garden to the rear and a detached garage with power and lighting. Townsend Close is a quiet and tucked away development, only a short walk away from Leominster's town centre and amenities to include a good range of shops, supermarkets, schooling and also a train station with regular train services to the nearby cathedral city of Hereford. Details of 10 Townsend Close, Leominster are further described as follows:

A composite entrance door opens into a welcoming reception hall having laminated flooring, a door into an under stairs storage cupboard and door into a cloakroom/WC.

The cloakroom/WC has a low flush WC, wash hand basin, heated towel rail and a frosted UPVC double glazed window to the side.

From the reception hall an archway leads into the lounge. The good size and light lounge has a large UPVC double glazed window to the front, a feature ornamental fireplace with timber over and built-in cupboards and shelving either side. The lounge also has inset lighting throughout.

From the reception hall a door leads into the kitchen/dining room.

The recently fitted kitchen/dining room has a working surface with an inset sink unit with a mixer tap over and cupboard under. The working surfaces continue with base units under to include cupboards, drawers, an integral dishwasher and also a planned space for a range cooker with a glass splashback and a large extractor hood with light over. The kitchen/dining room also has a UPVC double glazed window to the side, laminated flooring, ample room for a family size dining table and an impressive bespoke storage unit with cupboards, drawers and slide out shelving. A sliding patio door giving access to the rear garden and a half glazed door opens out to a utility room.

The good size utility room has working surfaces with cupboards, a planned spaces for a washing machine washer and tumble dryer under. There are UPVC double glazed windows to the side and rear, a door

giving access to the rear garden and situated in the utility room is a Vaillant gas fired boiler heating hot water and radiators as listed.

From the reception hall a staircase with a UPVC double glazed window to the side, rises up to the first floor landing having an inspection hatch to the loft space above and doors off to the bedroom and accommodation.

Bedroom One. The good size double bedroom has a built-in wardrobe fitment with box storage over and a UPVC double glazed window to the front.

Bedroom two is also a good size bedroom having a UPVC double glazed window to the front.

Bedroom three has a built-in wardrobe fitment and a UPVC double glazed window to the rear.

Bedroom four has a UPVC double glazed window to the rear and a built-in wardrobe fitment.

The bath room has a modern fitted suite to include a bath with a glass shower screen and a mains fed shower over, a wash hand basin with vanity unit under and a low flush W.C. The bathroom also has a frosted UPVC double glazed window to side and a heated towel rail.

OUTSIDE.

The property is situated in an attractive and quiet, tucked away position close to Leominster's town centre and amenities. The property has a large gravelled driveway to the front with plenty of parking for vehicles, Also to the front is a detached garage.

GARAGE.

The garage has power, lighting and a door to the side.

A slab pathway leads to the side of the property where there is outside lighting, a cold water tap and gated access to the rear garden.

REAR GARDEN.

The property enjoys a safe and secure, south facing rear garden and is ideal for families. The garden has a slabbed patio seating area, outside lighting, lawn garden and well maintained fencing to boundaries.

SERVICES.

All Mains services are connected and gas fired central heating.



ROOMS AND SIZES

Reception hall

Ground Floor Cloakroom/W.C.

Lounge 5.94m x 3.28m (19'6" x 10'9")

Kitchen/Dining Room 5.36m x 2.67m (17'7" x 8'9")

Utility Room 2.79m x 2.62m (9'2" x 8'7")

Bedroom One 3.25m x 3.20m (10'8" x 10'6")

Bedroom Two 3.25m x 2.64m (10'8" x 8'8")

Bedroom Three 2.74m x 2.64m (9' x 8'8")

Bedroom Four 3.18m x 2.74m (10'5" x 9')

Bathroom

Garage 5.18m x 2.51m (17' x 8'3")

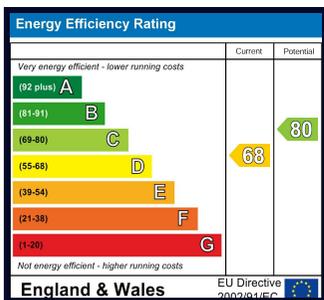
Rear Garden



PROPERTY INFORMATION

Council Tax Band - D

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.

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.