



19 Herbert Road, Leominster, HR6 8SE. £295,000

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PROPERTY FEATURES

- **Detached Bungalow**
- **2 Bedrooms**
- **Fitted Kitchen**
- **Lounge/Dining Room**
- **Conservatory**
- **Shower Room**
- **Garage**
- **Hobby Room**
- **West Facing Rear Garden**
- **Parking For Vehicles**



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JonathanWright
estate agents



A detached modern bungalow situated in a pleasant position on the popular development offering much improved double glazed and gas fired centrally heated living accommodation having an L shaped reception hall, lounge/dining room, modern fitted kitchen with appliances, 2 good size bedrooms, one with built-in wardrobe, shower room/W.C, rear conservatory and to the front a tarmac driveway with parking for several motor vehicles, carport, single garage and rear garden being landscaped for easy maintenance, having flagged patios and gravelled covered gardens, a substantial hobby room and all within a few moments walking distance of a Morrisons Supermarket. The full particulars of 19 Herbert Road, Leominster are further described as follows:

The property is a detached modern bungalow of brick construction under a tiled roof. A tarmac driveway gives access under a substantial carport to the front door, opening into an L shaped reception hall.

The reception hall has 2 ceiling lights, panelled radiator, inspection hatch to the roof space and a door opening into the newly fitted kitchen. The kitchen has modern units to include an inset, stainless steel sink unit, working surfaces to either side and base units under of cupboards and drawers. There is an inset 4 ring AEG gas hob, extractor hood with light over and to the side in a tall housing unit is an AEG fan assisted electric oven with grill. The kitchen has an integral dishwasher, space with plumbing for a washing machine, Fridge/freezer in a housing unit, larder cupboard to side and also matching eye-level cupboards. There is a wall mounted Worcester gas fired, combination boiler, double glazed window to front, lighting and kitchen floor covering.

In the reception hall a door opens into a storage cupboard with shelving, two other cloaks cupboards and a glazed panelled door opening into the lounge/dining room.

The lounge/dining room has a bow window to front, feature fireplace, fire surround, mantle shelf over, a coal and living effect gas fire inset, 2 panelled radiators, double glazed window to side, lighting and power.

From the reception hall a door opens into bedroom one.

Bedroom one has a full range of floor to ceiling wardrobes, window to rear, panelled radiator, lighting and power.

Bedroom two has a panelled radiator, lighting, power and a sliding double glazed patio door opening into the rear conservatory.

The conservatory is UPVC double glazed with opening windows, panelled radiator, lighting, power and a door opening into the garden.

In the reception hall a door opens into the shower room.

The shower room has a suite in white of a pedestal wash hand basin, low flush W.C, corner shower cubical, ceiling light, extractor fan, vertical heated towel rail/radiator and an opaque double glazed window to front.

OUTSIDE.

The bungalow is approached to the front with a tarmac driveway running across the front of the bungalow and to side, providing parking for several motor vehicles. There is ornamental gardens to front and adjoining the bungalow is a garage.

GARAGE.

The garage has a metal up and over front door, concreted flooring, power and lighting. At the rear of the garage is a hobby room.

The hobby room has power, lighting, double glazed window to side and a double glazed door opening into the rear garden.

REAR GARDEN.

The west facing rear garden has been landscaped for easy maintenance having a flagged patio area, gravelled garden, stepping stone pathways, 2 green houses, panelled fencing to both sides and rear boundaries and an outside power point.

The bungalow also has a pathway to the side with a gate to front and a gate to rear, both lockable.

SERVICES.

All Mains services are connected and gas fired central heating.



ROOMS AND SIZES

Reception Hall

Kitchen 2.87m x 3.10m (9'5" x 10'2")

Lounge/Dining Room 6.10m x 3.48m (20' x 11'5")

Bedroom One 3.53m x 3.48m (11'7" x 11'5")

Bedroom Two 3.20m x 2.87m (10'6" x 9'5")

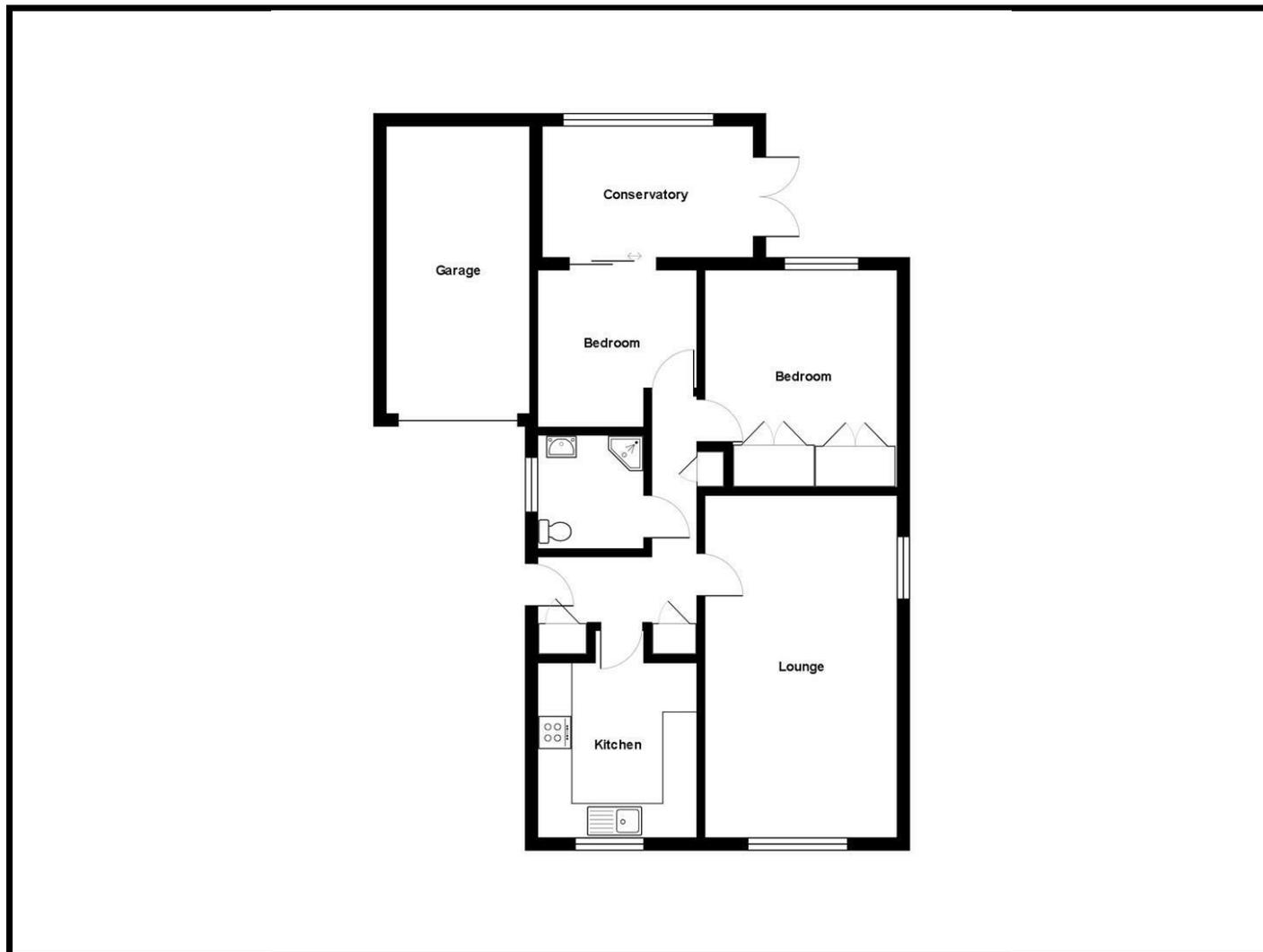
Conservatory 3.84m x 2.44m (12'7" x 8')

Shower Room

Garage 5.18m x 2.57m (17' x 8'5")

Hobby Room 5.18m x 2.54m (17' x 8'4")

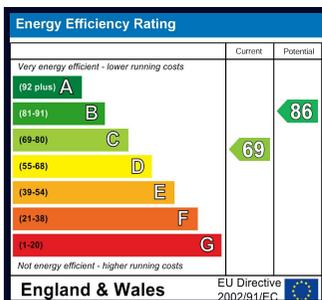
Rear Garden



PROPERTY INFORMATION

Council Tax Band - C

Property Tenure -



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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