



JonathanWright
estate agents



131 Etnam Street, Leominster, HR6 8AF. £350,000

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PROPERTY FEATURES

- **Character Town House**
- **3 Bedrooms**
- **Dining Room**
- **Living Room with Fireplace**
- **Kitchen & Utility Room**
- **Sitting Room**
- **Cloakroom/W.C.**
- **Spacious Bathroom**
- **Gardens With Workshop/Studio**
- **Ample Parking For Vehicles**

To view call 01568 616666



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A unique and well presented town house, which has been sympathetically improved by the current owners to offer characterful accommodation to include a reception hall, living room with open fireplace, dining room with wood burning stove, kitchen, sitting room, utility room, ground floor cloakroom/WC, 3 bedrooms, a balcony to front, a good size bathroom and outside lawned gardens to front, a good sized, a most attractive garden to rear with workshop/studio and a private driveway with secure parking for plenty of vehicles.

The property is situated close to Leominster's town centre and amenities to include shops, supermarkets, cafes, restaurants, schooling and a nearby train station. Just a moments walk from the property is Leominster's historic Grange Park with the Priory Church and Grange Court.

A canopy porch with outside lighting and an entrance door opens into a welcoming reception hall.

The reception hall has 2 windows to the side, an attractive tiled floor, an ornamental archway, a door into a useful under stairs storage cupboard and a doorway giving access into the dining room.

The good size dining room has a wood burning stove, a quarry tiled floor, ample room for a family size dining table and an archway leading into the living room. The living room has a delightful bay window to the front, an original working fireplace with alcoves to either side of the chimney breast, a picture rail and exposed floorboards.

From the dining room a doorway leads into the kitchen.

The modern and sympathetically fitted kitchen has wooden working surfaces, base units of cupboards and drawers, space for appliances, sink unit and space for a gas fired range cooker with an extractor hood with light over. There are glass fronted eye-level cabinets, tiled flooring, French doors to the rear with windows over allowing in plenty of natural light and exposed ceiling timbers.

From the kitchen a door opens into a utility room. The good size utility room has a wooden working surface with a sink unit, cupboards under, planned space and plumbing for a washing machine, windows to side and rear, tiled flooring and a door opening out to the rear garden.

A door from the utility room opens into a large walk-in airing cupboard housing a recently fitted Worcester gas fired boiler, a modern hot water cylinder and lighting. A second door from the utility room opens into a ground floor cloakroom/WC, having a low flush WC, wall mounted wash hand basin and a sash window to the rear.

From the reception hall a door opens into a sitting room having a UPVC double glazed bay window to the side, Parquet flooring, a working fireplace with mantle

shelf over and a picture rail.

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

Bedroom one is a good size double bedroom having exposed floorboards and a sash window to the side. Bedroom two has 2 sash windows to the front, overlooking Etnam Street and exposed floor boards. Bedroom three is a good size single bedroom and has a door opening onto a recently restored balcony to the front.

A door from the landing opens into a good size and modern fitted bathroom to include a shower cubicle with a sliding door and a mains fed shower over. There is also a roll ed top bath, low flush WC and twin wash hand basins with a vanity unit under. The bathroom has exposed floorboards, a heated towel rail, a sash window to the rear and an extractor fan.

From the landing a door opens into a good size, walk-in storage cupboard with inset lighting.

OUTSIDE.

The property is situated in a convenient position, close to Leominster's town centre and also the nearby Grange Park. To the front is gated pedestrian access to an attractive front garden, laid to lawn with well stocked floral borders. The lawned gardens continue to the side of the property and a slab pathway gives access to the front door. To the side of the property, off Pinsley Road is gated vehicular access onto a good sized driveway with plenty of secure parking for vehicles.

REAR GARDEN.

A feature of the property is a most attractive and good size garden, that has been interestingly designed and cared for by the present owners. The gardens include a large slabbed patio seating area with an outside cold water tap and gated access to the front. An archway leads to a brick paved pathway which continues along the garden where there are lawned gardens, 2 covered seating areas, well stocked and deep floral and shrub borders, ornamental fish ponds, a greenhouse and situated to the rear of the garden is a timber built storage shed and also a large workshop/studio.

WORKSHOP/STUDIO.

Having power, lighting and double glazed windows overlooking the gardens.

SERVICES.

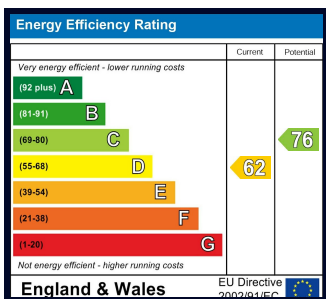
All mains services are connected and gas fired central heating via a modern Worcester boiler.

ROOMS AND SIZES

Reception Hall	
Dining Room	3.58m x 3.48m (11'9" x 11'5")
Living Room	4.34m x 3.86m (14'2" x 12'7")
Kitchen	4.95m x 1.75m (16'3" x 5'9")
Utility Room	2.31m x 2.18m (7'7" x 7'2")
Cloakroom/W.C	
Sitting Room	4.14m x 3.56m (13'7" x 11'8")
Bedroom One	3.53m x 3.35m (11'7" x 11')
Bedroom Two	3.51m x 3.18m (11'6" x 10'5")
Bedroom Three	2.26m x 2.21m (7'5" x 7'3")
Bathroom	3.58m x 2.51m (11'9" x 8'3")
Rear Garden	
Workshop/Studio	4.17m x 3.43m (13'8" x 11'3")

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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