



**11 Newmans Close, Leominster, HR6 8PT. No Onward Chain £235,000**

11 Newmans Close  
Leominster  
HR6 8PT

No Onward Chain £235,000

### PROPERTY FEATURES

- A Well Presented Semi-Detached House
- 3 Good Size Bedrooms
- Lounge/Dining Room
- Recently Fitted Kitchen
- Utility Room
- Modern Bathroom
- Separate W.C.
- Good Size Gardens To Front And Rear
- Unrestricted Parking
- Close To Town Centre



To view call 01568 616666



#### NO ONWARD CHAIN.

A modern and well presented semi-detached house offering spacious, UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, good size lounge/dining room with fireplace, a modern kitchen, utility room, 3 good size bedrooms, a modern fitted bathroom, separate W.C. and outside a lawned garden to front, good sized garden to side and rear and unrestricted parking close by.

Newman Close is well positioned for Leominster's town centre and amenities to include shops, supermarket, restaurants, also close by is good schooling.

Details of 11 Newman Close, Leominster are further described as follows:

A UPVC entrance door opens into a wide and welcoming reception hall, having laminated flooring and a door opening into the lounge/dining room. The good size lounge/dining room has a UPVC double glazed window to front, a feature fireplace with a gas living flame effect fire standing on a raised hearth with a fire surround and mantle shelf over. The Lounge/dining room has ample room for family size dining table and UPVC double glazed French doors opening out to the rear garden. From the lounge/dining room a door opens into the kitchen. The recently installed kitchen has a working surface with an inset sink unit with a mixer tap over, cupboards under and working surfaces continue with further base units of cupboards and drawers. Built into the working surface is an AEG 4 ring gas hob with a concealed extractor hood with light over and situated in a housing unit is an AEG electric double oven with grill with cupboards under and over. The kitchen also has a range of matching eye-level cupboards, UPVC double glazed windows to side and rear, tiled flooring and a UPVC double glazed door giving access to the rear garden.

From the kitchen a door opens into a utility room, which can also be accessed off the reception hall. The utility room has a working surface with space under for appliances to include a fridge, freezer, tumble dryer and washing machine. There is a UPVC double glazed window to side and built under the stairs is an impressive storage unit with cupboard with pull out drawers.

From the reception hall a staircase rises up to the first floor landing with a door opening into an airing cupboard with fitted shelving and also housing a

modern Worcester gas fired combination boiler, heating hot water and radiators as listed.

Doors from the landing lead off to the bedroom accommodation.

Bedroom one is a good size bedroom having a UPVC double glazed window to the front with an attractive outlook over Leominster. There is also a doorway into a wardrobe with shelving and hanging rail and a door into an over stairs storage cupboard which is fitted with a hanging rail and shelving.

Bedroom two is also a good size bedroom having a UPVC double glazed window to the rear and an inspection hatch to the roof space above.

Bedroom three is also a generously sized bedroom, having a usable recess ideal for housing a wardrobe and a UPVC double glazed window to the front.

From the landing a door opens into a recently fitted bathroom, having a bath with a mains fed shower over and glass shower screen and a wash hand basin with vanity unit under. The bathroom has an extractor fan, a frosted UPVC double glazed window to rear and a heated towel rail.

From the landing a door opens into a W.C. having a low flush W.C. and a frosted UPVC double glazed window to rear.

#### AGENTS NOTE.

The bathroom and W.C. could be made into one large bathroom.

#### OUTSIDE.

The property is situated in an attractive corner plot position within a quite development and has unrestricted parking to the front for residents. To the front is gated pedestrian access onto the front garden, with a pathway leading to the front door. The front garden is laid to lawn with a pathway leading to the side through a secure gate to the rear garden.

#### REAR GARDEN.

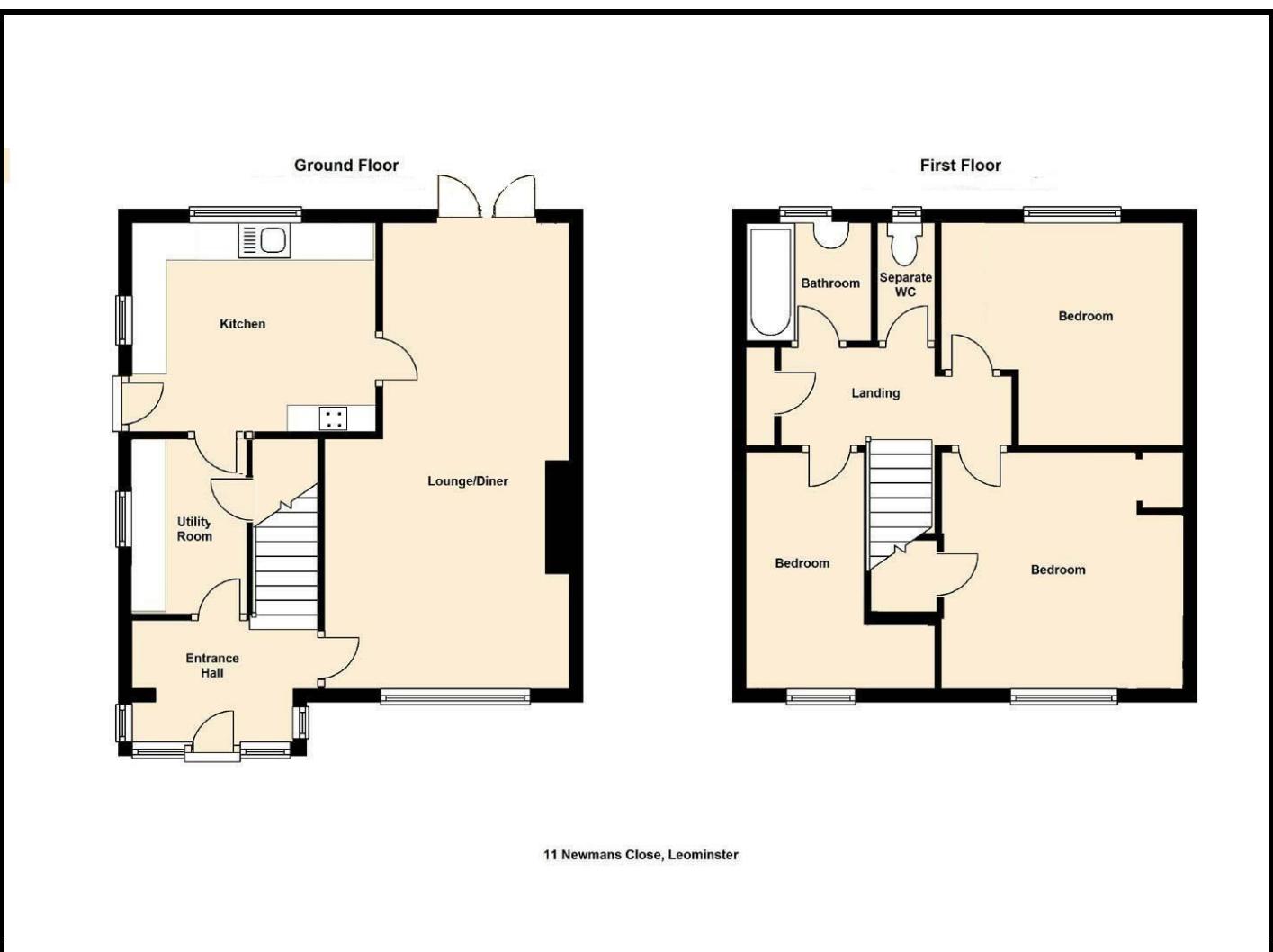
The property enjoys a good size rear garden, which includes a large private slab patio garden, with a cold water tap and a timber built storage shed and. Steps then lead up to an elevated lawned garden area with an attractive outlook.

#### SERVICES.

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

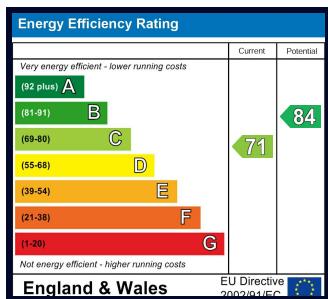
## ROOMS AND SIZES

Reception Hall	
Lounge/Dining Room	6.58m x 3.48m (21'7" x 11'5")
Kitchen	3.45m x 2.95m (11'4" x 9'8")
Utility Room	2.51m x 1.70m (8'3" x 5'7")
Bedroom One	3.48m x 3.40m (11'5" x 11'2")
Bedroom Two	3.45m x 3.18m (11'4" x 10'5")
Bedroom Three	3.53m x 1.73m (11'7" x 5'8")
Bathroom	
Separate W.C.	
Rear Garden	



## PROPERTY INFORMATION

Council Tax Band - B  
Property Tenure - Freehold



11 Newmans Close, Leominster

### 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.