



Jonathan Wright
estate agents



1 Copper Beech Close, Leominster, HR6 8LE. £269,950

**1 Copper Beech Close
Leominster
HR6 8LE**

£269,950

PROPERTY FEATURES

- A Spacious Detached Bungalow
- 2 Good Size Bedrooms
- Lounge
- Modern Kitchen/Dining Room
- Utility/Store Room
- Bathroom
- Garage
- Gardens To Side & Rear
- Plenty of Parking
- Close To Town Centre



To view call 01568 616666



Situated in a quiet and tucked away position, close to Leominster's town centre and amenities, a modern and spacious detached bungalow offering double glazed and gas fired accommodation to include a reception hall, good size lounge with fireplace, a modern fitted kitchen/dining room, 2 good size bedrooms, utility/storeroom, modern bathroom and outside ample parking for vehicles, an enclosed and secure garden to side and rear and a good size garage with power and lighting close by.

The property is well positioned for Leominster's town centre and amenities to include a wealth of shops, supermarkets, cafes, restaurants and train station with regular train services to nearby cathedral city of Hereford.

A glazed panelled entrance door opens into a reception hall having a window to the front, a door into a useful cloaks cupboard and a door giving access into an inner hallway. The hallway has an inspection space to the loft space above, double opening doors into a linen cupboard and doors leading off to the accommodation.

The good size kitchen/dining room has modern fitted kitchen with working surfaces and an inset stainless steel sink unit with an integral dishwasher under. The working surfaces continue with base units to include cupboards and drawers, built into the working surface is a 4 ring electric hob with a concealed extractor hood with light over and an electric oven under. The kitchen has an integral fridge/freezer, a range of matching eye-level cupboards, a double glazed window to side, a glazed panelled door giving access to the side, ample room for a dining table and a double glazed patio door giving access to patio gardens.

From the kitchen/dining room a glazed panelled door opens into the lounge. The good size is light and airy lounge enjoys a double aspect of double glazed windows to side and rear. There is also a patio door giving access to gardens, and a feature fireplace with a gas living flame and coal effect fire standing on a raised hearth with fire surround and mantle shelf over.

From the inner hallway a door opens into a utility/storeroom having plumbing and drainage for a washing machine, power, lighting, extractor fan and also houses a modern Worcester gas fired combination boiler, heating hot water and radiators as listed.

From the inner hallway doors lead off to the bedroom accommodation.

Bedroom one is a good size bedroom having ample room for bedroom furniture and a double glazed window overlooking gardens to the side.

Bedroom two is also a good size double bedroom having double glazed windows to front and side. From the inner hallway a door opens into the bathroom having a suite in white to include a side panelled bath with a mains fed shower over, pedestal wash hand basin and a low flush W.C. The bathroom has a frosted double glazed window to side, extractor fan and tiled splashbacks.

OUTSIDE.

The property is situated in a quiet and tucked away position and has the convenience of Leominster's town centre and amenities within short walking distance. The property is accessed along a driveway serving several properties in a small mews and to the front is a private driveway with parking for plenty of vehicles. Also to the front is a lawned garden, outside lighting and secure gated access leading to gardens to side and rear. Directly opposite the property is a large garage.

GARAGE.

The garage has power and lighting.

SIDE & REAR GARDENS.

A pathway leads along the side to a patio garden with a veranda over and lighting. The gardens to the side are laid to lawn with a shrub border and the lawn gardens continue to the rear. A slab pathway gives access around to the other side where there is a further sheltered area with lighting.

SERVICES.

All mains services connected and gas fired central heating via a Worcester combination boiler system. The property also has solar panels fitted which are owned by the property.

AGENTS NOTE.

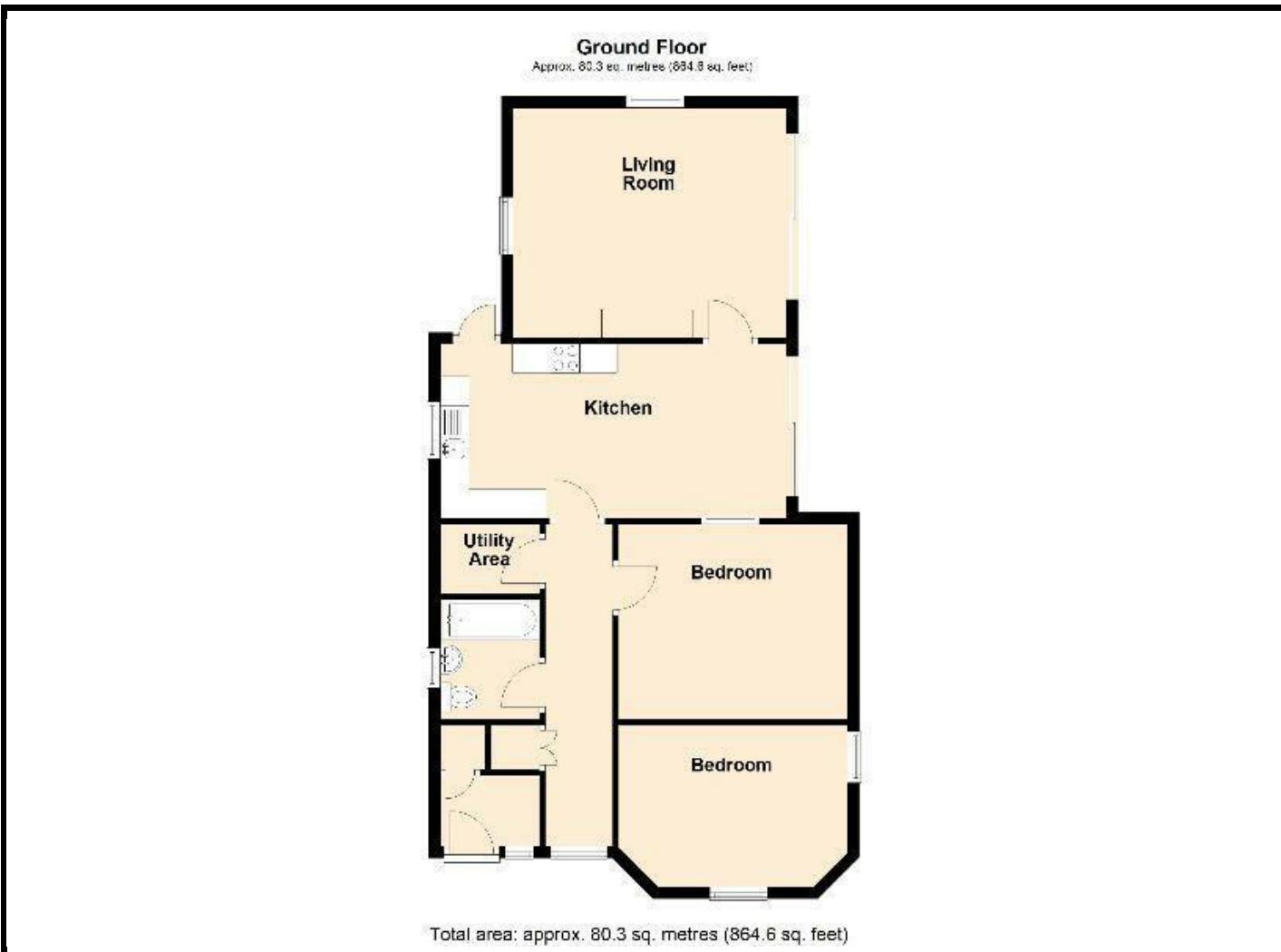
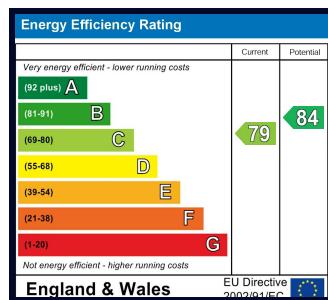
Subject to any local authority regulations, there is potential to convert the large roof space into further accommodation..

ROOMS AND SIZES

Reception Hall	
Kitchen/Dining Room	6.10m x 2.97m (20' x 9'9")
Lounge	4.72m x 3.99m (15'6" x 13'1")
Bedroom One	4.01m x 3.48m (13'2" x 11'5")
Bedroom Two	3.99m x 2.79m (13'1" x 9'2")
Utility/Storage Room	
Bathroom	
Garage	5.21m x 3.38m (17'1" x 11'1")
Side & Rear Gardens	

PROPERTY INFORMATION

Council Tax Band - A
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.