



**17 Lammas Close, Leominster, HR6 8NU. No Onward Chain £155,000**



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Leominster  
HR6 8NU**

**No Onward Chain £155,000**

### **PROPERTY FEATURES**

- End Terrace House
- 2 Bedrooms
- Lounge
- Kitchen/Dining Room
- Family Bathroom
- Rear Garden
- 2 Designated Parking Area
- Cul-De-Sac Position
- 2 Designated Parking Spaces
- Close To Town Centre

**To view call 01568 616666**



**JonathanWright**  
estate agents





Situated in a pleasant cul-de-sac position an end terraced house offering accommodation which is in need of some improvement and modernisation offering double glazing, gas central heating, 2 bedrooms, bathroom, lounge, kitchen/dining room, gardens and parking.

Lammas Close is within 10 minutes walking distance of Leominster's town centre and amenities it is also close to Leominster's schools, leisure centre and swimming pool.

The property is offered for sale with no ongoing chain and viewing is strictly by prior appointment with the selling agents. Details of 17 Lammas Close, Leominster are as follows:

The property is an end terraced house of brick construction under a tiled roof. A canopy porch with a half glazed door opens into a reception hall with a door opening into the lounge.

The lounge has a double glazed window to front, panelled radiator, lighting, power and a door opening into the kitchen/dining room.

The kitchen/dining room is fitted with units to include an inset, one and a half bowl, single drainer sink unit, working surfaces and base units under of cupboards and drawers. There is an inset, 4 ring Candy gas hob, a candy electric oven with grill under and an extractor hood with light over. There is space and plumbing for an automatic washing machine, room for a fridge/freezer and matching eye-level cupboards. The kitchen/dining room has a double glazed window to rear, wall mounted Vaillant gas fired boiler heating hot water and radiators, lighting, room

for a dining table and chairs, panelled radiator, a door opening to the garden to rear and a door opening to a good size under stairs storage cupboard.

From the lounge a staircase rises and turns up to the first floor landing having a panelled radiator, inspection hatch to roof space and doors off to bedrooms.

Bedroom one has a double glazed window to front, panelled radiator, lighting and double opening doors to a large built-in wardrobe.

Bedroom two has a double glazed window to rear, panelled radiator and lighting.

Off the landing a door opens into the bathroom having a suite of a panelled bath with a Mira shower over, tiling to splashbacks, low flush W.C, pedestal wash hand basin, panelled radiator and an opaque double glazed window to rear.

#### OUTSIDE.

The property is situated in a cul-de-sac position and is approached to the front with 2 designated parking spaces.

There is garden to front with a gate to the side opening to give access into the rear garden.

#### REAR GARDEN.

The rear garden is walled to one side and to the rear with a panelled fence to the other side level but in need of cultivation.

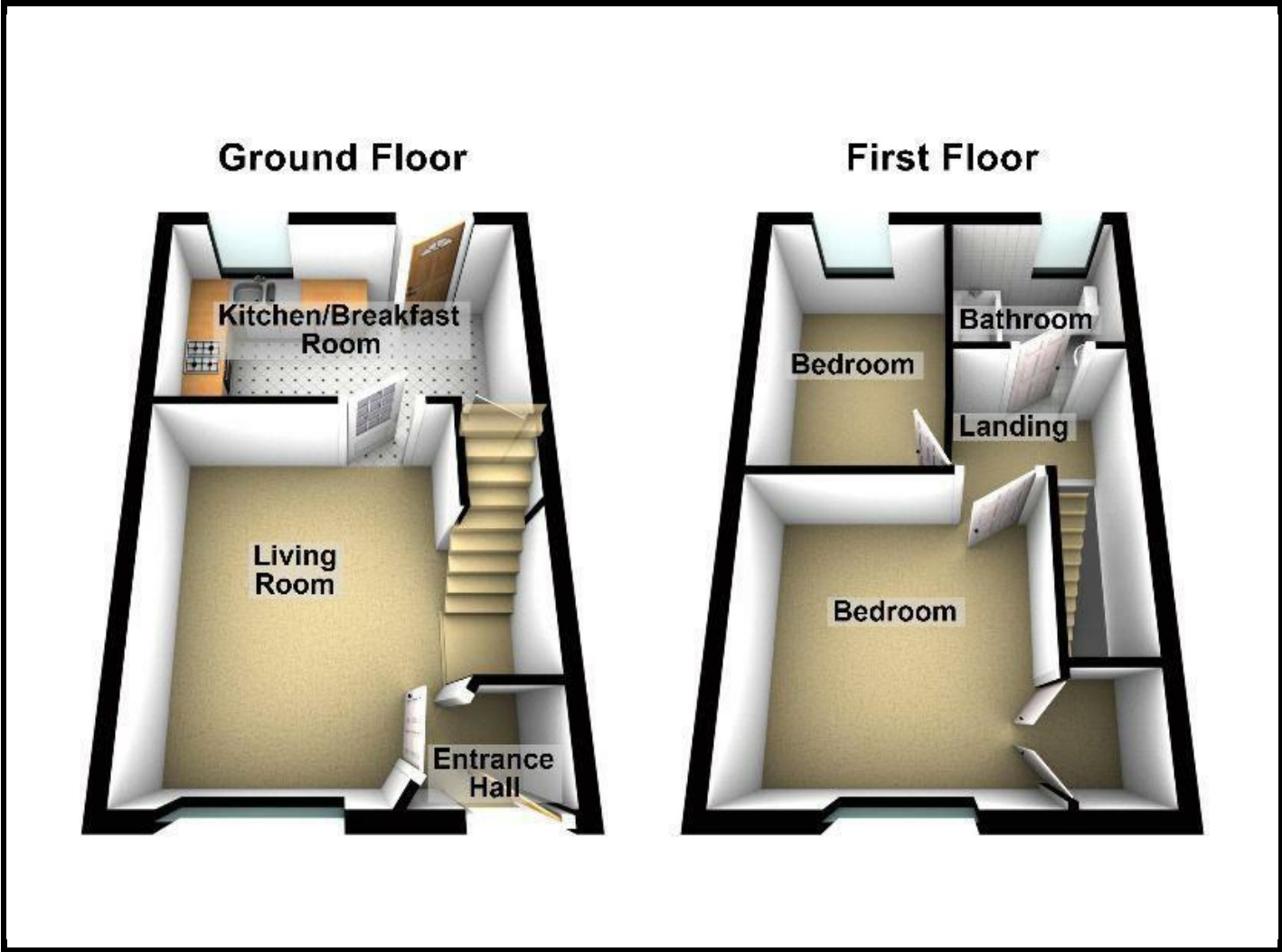
#### SERVICES.

All mains services are connected.



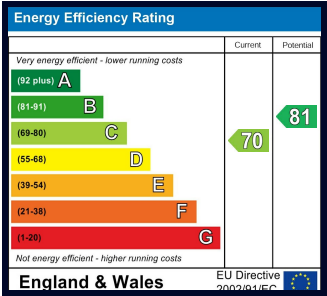
ROOMS AND SIZES

Reception Hall	
Lounge	4.04m x 3.30m (13'3" x 10'10")
Kitchen/Dining Room	4.14m x 2.36m (13'7" x 7'9")
Bedroom One	3.23m x 3.10m (10'7" x 10'2")
Bedroom Two	3.20m x 2.06m (10'6" x 6'9")
Bathroom	
Rear Garden	



PROPERTY INFORMATION

Council Tax Band - B  
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.