

2 THE LINDENS PERSEVERANCE ROAD, LEOMINSTER, HEREFORDSHIRE HR6 8QR.



NO ONWARD CHAIN £287,000

- Semi-Detached House
- 5 bedrooms
- Lounge
- Separate Dining Room
- Kitchen/Breakfast
- Cellar
- Shower Room
- Gardens To Front And Rear
- Roadside Parking To Front
- Close To Town Centre



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	4	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



This attractive and character semi-detached property is situated just off Leominster's main town centre offering accommodation with character retained to include 5 bedrooms, lounge, separate dining room, kitchen/breakfast room, shower room, cellar, gardens to front and rear and roadside parking.

Perseverance Road is within only a few moments walking distance of Leominster's main shopping centre and also a bus station, railway station and easy access into the cathedral city of Hereford.

The full particulars of 2 The lindens, Perseverance Road, Leominster are now further described as follows:

The property is a large semi-detached house of brick construction under a slate roof.

An arched recess porch gives access under and through a half glazed entrance door into the reception hall.

RECEPTION HALL

Having an ornate tiled floor, ceiling light, smoke alarm and a door opening into the lounge.

LOUNGE

15'3" x 11'3" (4.65m x 3.43m)

The 15'3" (4.65m) Measurement goes into a double glazed bay window to the front.

The lounge has a feature fireplace, mantle shelf, tiled hearth, solid fuel grate inset and alcoves to either side with wall lighting. There is a ceiling light, picture rail, power points and an archway leading through into the dining room.

DINING ROOM

12'2" x 9'7" (3.71m x 2.92m)

The dining room also has an attractive fireplace, mantle shelf over and a solid fuel grate inset. There is a ceiling light, picture rail, power points and a double glazed window to the rear.



A door from the dining room opens back into the main reception hall.

From the reception hall a door opens into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

18'4" x 11'6" (5.59m x 3.51m)

The kitchen has modern units to include a deep Belfast pottery sink, mixer tap over, working surfaces to either side with a full range of base units of cupboards and drawers. There is an inset 4 ring gas hob, extractor hood and light over and an electric oven with grill under. There is ceramic tiling to splashbacks, some wall cupboards, 2 double glazed windows, one to the rear and one to the side, ceiling down lighters, power points and a quarry tiled floor.

A door from the kitchen opens into the gardens at the rear.

There is also a door from the kitchen with brick steps down to the cellar.

CELLAR

There is reasonable ceiling height and lighting.

From the reception hall a staircase with turned balustradings rises up to the first floor landing with doors off to the bedrooms.

BEDROOM ONE

16' x 15'6" (4.88m x 4.72m)

The measurements going into a double glazed bay window to front.

Bedroom one has a feature fireplace, ceiling light, picture rail and power points.

BEDROOM TWO

12'2" x 9'7" (3.71m x 2.92m)

Having a feature fireplace, ceiling light, power points and a double glazed window to the rear.



BEDROOM THREE

11'7" x 9'9" (3.53m x 2.97m)

Having a double glazed window to the rear, ceiling light and power points. (Previously used as a kitchenette).

On the landing a door opens into the shower room.

SHOWER ROOM

Having a large enclosed shower cubicle, ceramic tiled to ceiling height, pedestal wash hand basin, low flush W.C, ceiling spotlighting, vertical heated towel rail/radiator and an opaque double glazed window to the side.

From the landing the staircase rises up to the second floor having window to the rear, ceiling light and smoke alarm and doors off to further bedrooms.

BEDROOM FOUR

15'6" x 15'3" (4.72m x 4.65m)

Having a double glazed bay window to the front with far reaching views across rooftops. There is a ceiling light, feature fireplace and power points.

BEDROOM FIVE

12'2" x 9'7" (3.71m x 2.92m)

Bedroom five has a double glazed window to the rear, ceiling light, feature fireplace and power points.

OUTSIDE

The property is approached along Perserverance Road with a flagged pathway to the front door. The flagged continues across the side of the house around to the rear. The west facing rear gardens are in need of some further cultivation having a patio area, shrub gardens and borders, raised gardens, aluminum framed greenhouse and is panelled fenced to both sides and rear.

SERVICES

All mains services are connected

APPLIANCES

Please note that the agents have not tested the



appliances to the property and cannot verify they are in working order.

DISCLAIMER

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