



**JonathanWright**  
estate agents



**25 Radnor View, Leominster, HR6 8TF. No Onward Chain £325,000**



**25 Radnor View  
Leominster  
HR6 8TF**

**No Onward Chain £325,000**

### **PROPERTY FEATURES**

- Detached House
- 4 Bedrooms
- Lounge
- Conservatory
- Fitted Kitchen
- Utility Room
- Family Bathroom
- Integral Garage
- Garden To Front With Parking
- Rear Garden With Views

**To view call 01568 616666**



**JonathanWright**  
estate agents







A spacious and detached modern family home situated in a cul-de-sac position adjoining open fields and farmland, offering fully double glazed and gas fired centrally heated living accommodation to include a canopy porch, reception hall, lounge, large rear conservatory, fitted kitchen with appliances, ground floor cloakroom, separate utility room, 4 good size bedrooms, bathroom with shower and outside a drive to front, an integral garage, gardens to rear and all in a private semi-rural position. The full particulars of 25 Radnor View, Leominster are further described as follows:

The property is a detached house of brick construction under a tiled roof.

A canopy porch gives access under and through an entrance door into a reception hall having a panelled radiator and a door from the reception hall opens into the lounge. The lounge has a panelled radiator and a sliding door leading through into a large conservatory.

The conservatory is UPVC double glazed with opening windows, opening doors, power, lighting and 2 panelled radiators.

A connecting door from the conservatory opens into the kitchen with a connecting door back to the main reception hall.

The kitchen is fitted with units to include a single drainer sink unit, base units with cupboards and drawers, an inset 4 ring electric hob, an extractor hood with light over and a fan assisted oven with grill under. There is an integral dishwasher, eye-level cupboards with under lighting and room for a fridge freezer. From the reception hall a door opens into the utility room. The well fitted utility room has a stainless steel one and a half bowl, single drainer sink unit, working surfaces, base unit under of cupboards and drawers, matching eye-level cupboards, space and plumbing for a washing machine, panelled radiator, window to front and room for additional appliances.

From the reception hall a staircase rises up to the first floor landing having a panelled radiator, door to an airing cupboard with shelving and a panelled radiator.

Doors from the landing lead off to bedrooms.

Bedroom one has a window overlooking the garden to rear.

Bedroom two has a window to front with rural views, built-in cupboard and a single wardrobe. Bedroom three has a floor to ceiling built-in wardrobe and a window overlooking an open field and the garden to rear.

Bedroom Four has a window to front with rural views and a built-in single wardrobe.

On the landing a door opens into the bathroom having a modern suite in white of a panelled bath, mixer tap with shower attachment over, vanity wash hand basin, low flush W.C, vertical heated towel rail/radiator and an opaque window to side.

#### OUTSIDE.

The property is approached to the front across a splayed tarmac driveway with parking for motor vehicles, There are shrub gardens, borders, also low retaining walls, with a gate giving access across the side and around to the rear. There is also a part integral garage.

#### GARAGE.

The garage has power and lighting.

#### REAR GARDEN.

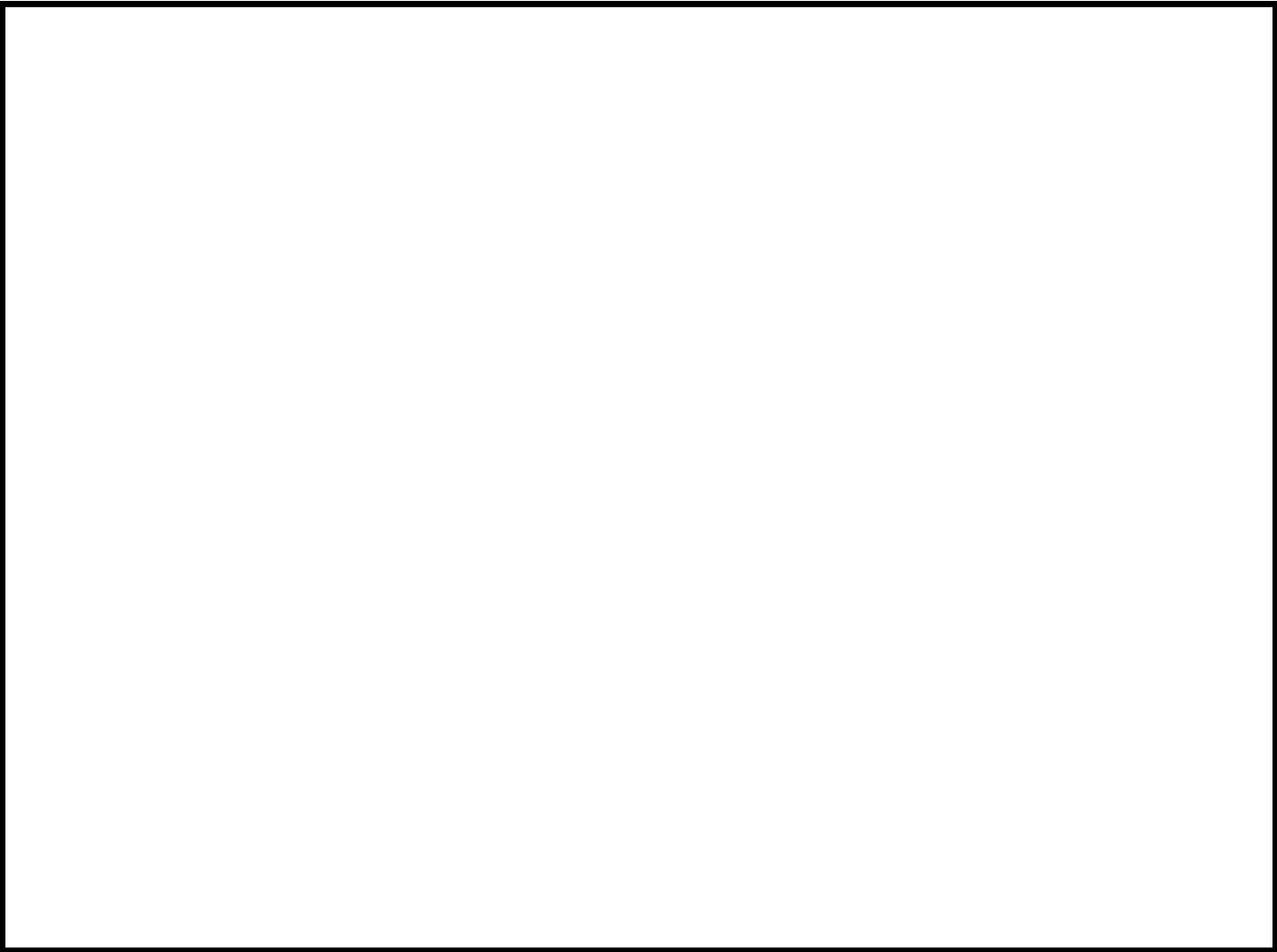
The garden can be accessed across both sides of the house with an opening gate giving access onto a lawned garden with trees and shrubs. There is fencing, hedging and adjoining to the one side is an open field and farmland with rural views.

#### SERVICES.

All mains services are connected and gas fired central heating.

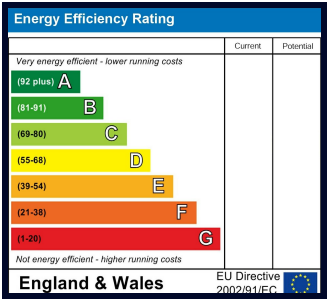
ROOMS AND SIZES

Reception Hall	
Lounge	4.19m x 34.49m (13'9" x 113'2")
Conservatory	5.74m x 2.95m (18'10" x 9'8")
Kitchen	3.35m x 2.57m (11' x 8'5")
Utility Room	3.10m x 1.98m (10'2" x 6'6")
Bedroom One	3.05m x 2.84m (10' x 9'4")
Bedroom Two	3.25m x 2.54m (10'8" x 8'4")
Bedroom Three	2.97m x 2.87m (9'9" x 9'5")
Bedroom Four	3.05m x 2.34m (10' x 7'8")
Bathroom	
Garage	4.72m x 2.34m (15'6" x 7'8")
Rear Garden	



PROPERTY INFORMATION

Council Tax Band - D  
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.