



Jonathan Wright  
estate agents



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

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## 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



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 tarmacadam 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

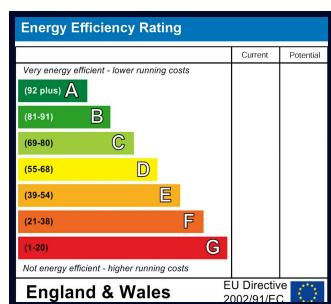
Garage 4.72m x 2.34m (15'6" x 7'8")

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.

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