



**JonathanWright**  
estate agents



**32 Sandpits, Leominster, HR6 8HT. £230,000**



**32 Sandpits  
Leominster  
HR6 8HT**

**£230,000**

### **PROPERTY FEATURES**

- End Terraced House
- 2 Double Bedrooms
- Lounge/Dining Room
- Modern Kitchen
- Breakfast Room
- Shower Room
- Gardens To Front & Side
- Good Size Rear Garden
- Parking For Vehicles
- Potential to Extend

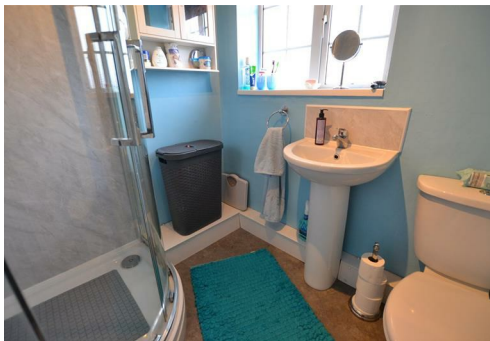
**To view call 01568 616666**



**JonathanWright**  
estate agents







A well presented and spacious end of terrace house, occupying a large corner plot position with potential for further extension and offering UPVC double glazed and gas fired centrally heated accommodation to include an enclosed porch, reception hall, lounge/dining room, modern kitchen, breakfast room, 2 double bedrooms, shower room and outside good size gardens to front and side, a large garden to rear and a driveway with parking for motor vehicles. Sandpits is well positioned for Leominster's town centre and amenities to include nearby schools, doctors surgery with pharmacy and Leominster's town centre has a wide range of shops, supermarkets, cafes and restaurants.

A UPVC double glazed entrance door opens into an enclosed porch with a UPVC double glazed window to side and a glazed panelled door into a reception hall.

The reception hall has laminated flooring, a UPVC double glazed window to side and a door opening into the lounge/dining room.

The good size lounge/dining room has a feature fireplace with a gas living flame and coal effect fire sanding on a raised hearth, a UPVC double glazed window overlooking gardens to the front, room for a family size dining table and UPVC double glazed French doors giving access to the rear patio.

From the hallway a door opens into the kitchen. The well fitted kitchen has a working surface with an inset stainless steel sink unit with cupboard and planned space under with plumbing for a washing machine. The working surfaces continue with base units to include cupboards and drawers and built into the working surface is a 4 ring electric hob with a stainless steel extractor hood with light over and an electric oven under. The kitchen has a range of wall cupboards, a matching larder unit and a UPVC double glazed window with attractive outlook over rear gardens. There is a door into a pantry with shelving and a feature archway leading into a breakfast room. The breakfast room enjoys a double aspect of UPVC double glazed windows to front, and side, room for a breakfast table, working surfaces with cupboards under and a UPVC double glazed door giving access to the rear garden. Situated in the breakfast room is a Worcester gas boiler heating hot water and radiators as listed.

From the reception hall a staircase rises up to the first floor landing, having a UPVC double glazed window to side, an inspection hatch with a drop down ladder to the loft above and doors off to

bedrooms.

Bedroom one. The good size double bedroom has built-in wardrobe fitment with sliding doors, 2 UPVC double glazed windows to front and bifold doors into a good size storage cupboard with shelving and hanging rail.

Bedroom two is also a good size double bedroom having a UPVC double glazed window to the rear, a door into a storage cupboard with hanging rail and shelving and ample room for bedroom furniture. From the landing a door opens into a shower room, having a modern suite to include a corner shower cubicle with sliding doors, an electric shower over and wet walling to splashbacks. There is a pedestal wash hand basin, low flush W.C, a frosted UPVC double glazed window to rear and an extractor fan.

#### OUTSIDE.

The property is situated in a mature and well respected residential position and has pedestrian gated access to the front and a pathway giving access to the main front door. There is also a lawned garden with shrub border and gated access for vehicles on to a good size driveway offering plenty of parking. The lawned gardens continue to the side of the property with well maintained fencing and gated access to the rear garden.

#### REAR GARDEN.

The property enjoys a good size garden and is ideal for keen gardeners and young families. There is a raised patio seating area with an attractive outlook and steps leading down to the main garden. The main garden is laid to lawn and has a further patio seating area and also a large gravelled garden with a summerhouse. The garden continues to the rear where there are vegetable gardens and a variety of storage sheds.

#### SERVICES.

All mains services are connected, gas fired central heating via a combination boiler system.

#### AGENTS NOTE.

The property enjoys a good size corner plot position, with large gardens to both side and rear and offers great potential for further extension, subject to any local authority regulations.

ROOMS AND SIZES

- Reception Hall
- Lounge/Dining Room

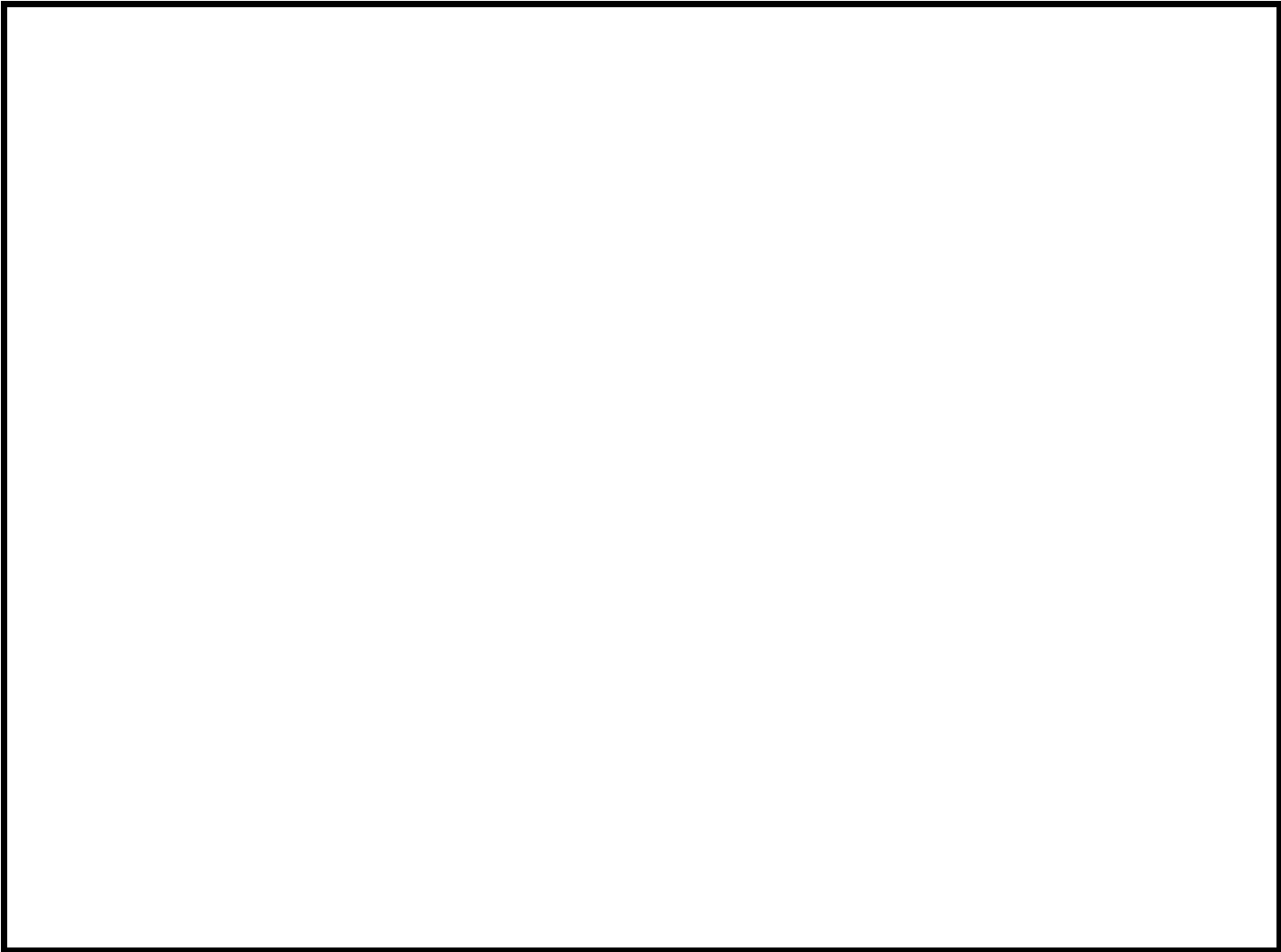
5.59m x 3.66m max (18'4" x 12'0" max )
- Kitchen

2.79m x 2.54m (9'2" x 8'4")
- Breakfast Room

3.38m x 2.16m (11'1" x 7'1")
- Bedroom One

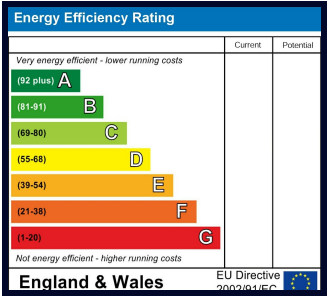
4.14m x 2.79m (13'7" x 9'2")
- Bedroom Two

3.73m x 2.67m (12'3" x 8'9")
- Shower Room
- 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.