

JonathanWright estate agents

22 Oak Tree Drive, Leominster, HR6 8JG. £285,000

22 Oak Tree Drive
Leominster
HR6 8JG

£285,000

PROPERTY FEATURES

- Detached House
- 3 Bedrooms
- En-Suite
- Lounge
- Kitchen/Dining Room
- Ground Floor Claokroom/W.C.
- Family Bathroom
- Secure Rear Garden
- Parking For 2 Vehicles







To view call 01568 616666

JonathanWright estate agents











A smart and well presented modern house situated in a sought after residential position not far from Leominster's main town centre and amenities offering double glazed and gas fired centrally heated living accommodation having a reception hall, lounge, modern fitted kitchen with appliances/dining room, ground floor cloakroom/W.C, 3 bedrooms, an en-suite/shower room, main family bathroom and outside lawned garden to front with a drive with parking for 2 motor vehicles, good size lawn and timber deck garden to rear being safe and secure.
The full particulars of 22 Oak Tree Drive, Leominster are further described as follows:

The property is a modern 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, lighting, power, under stairs storage and a door opening into the lounge.
The lounge has a window to front, panelled radiator, lighting and power.
From the reception hall a door opens into the kitchen/dining room. The smart kitchen/dining room has units to include an inset one and a half, single drainer sink unit, working surfaces and base units under of cupboards and drawers. There is a 4 ring electric ceramic hob, extractor hood with light over, a fan assisted electric oven with grill in a tall housing unit and cupboard space over and under. There is also a built-in fridge and freezer, integral dishwasher, space and plumbing for an automatic washing machine, eye-level cupboards and a wall mounted idea gas fired boiler heating hot water and central heating system. There is a breakfast bar, ceiling downlighters and a window to rear.
The dining area has room for a dining table and chairs, panelled radiator, ceramic tiled flooring, smoke alarm and double opening French doors opening onto the rear decking.
In the reception hall a door opens into a ground floor cloakroom/W.C. having a wash hand basin, low flush W.C, panelled radiator, lighting, extractor fan and an opaque glazed window to side.
In the reception hall a staircase rises and turns up to the first floor landing having lighting, inspection hatch to the roof space above and doors to bedrooms.
Bedroom one has a window to rear, lighting, power and a panelled radiator.
Bedroom two has a window to front, panelled radiator, lighting, power, built-in large wardrobe fitment and a door opening into an en-suite/shower room.
The en-suite/shower room has an enclosed shower cubicle, vanity wash hand basin, enclosed low flush W.C, tiled splashbacks, lighting, extractor fan and a vertical heated towel rail/radiator.
Bedroom three has a window to rear, lighting, power and a radiator.
Off the landing a door opens into the bathroom having a suite in white of a panelled bath with handgrips, shower over, pedestal wash hand basin, enclosed low flush W.C, tiled splashbacks, including a tiled window sill with an opaque glazed window to front. There is tiled flooring, vertical heated towel rail/radiator, lighting and an extractor fan.

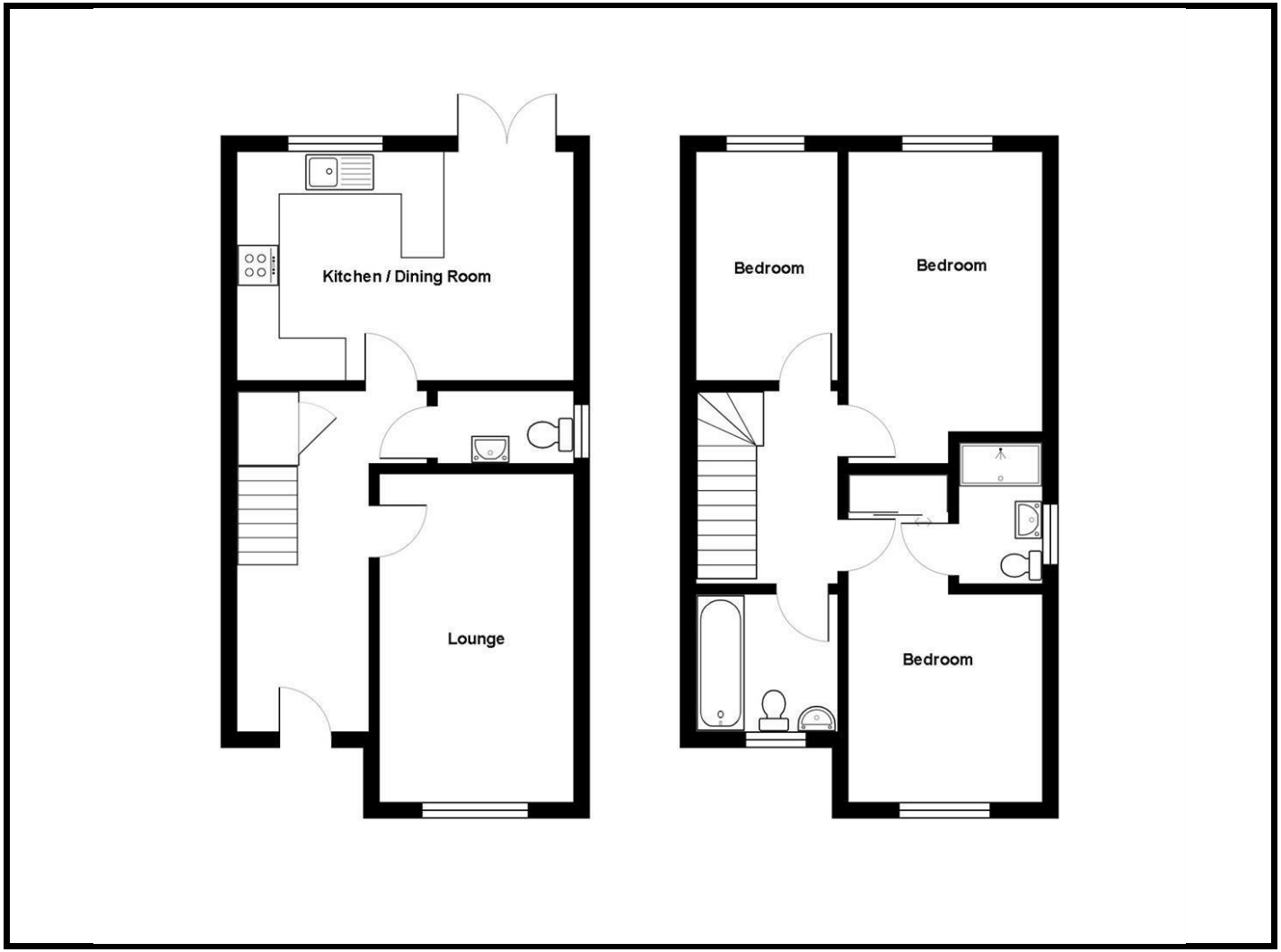
OUTSIDE.
The property is approached to the front where there is a tarmacadam driveway with parking for 2 motor vehicles, lawned garden to front and a pathway to side giving access into the rear garden.

REAR GARDEN.
The good size, safe and enclosed garden has fencing to both sides and rear boundary, also a raised timber deck seating area, lawned garden, children's play area, outside lighting, a cold water tap and is relatively private.

SERVICES.
All mains services are connected and gas fired central heating.

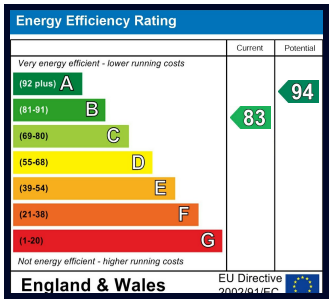
ROOMS AND SIZES

Reception Hall	
Lounge	4.50m x 2.79m (14'9" x 9'2")
Kitchen/Dining Room	4.83m x 3.23m (15'10" x 10'7")
Ground Floor Cloakroom/W.C.	
Bedroom One	4.27m x 2.67m (14' x 8'9")
Bedroom Two	2.90m x 2.67m (9'6" x 8'9")
En-Suite/Shower Room	
Bedroom Three	3.25m x 2.01m (10'8" x 6'7")
Bathroom	
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.

JonathanWright estate agents
Tel: 01568 616666

Your Independent Estate Agent for Life
26 High Street, Leominster, HR6 8LZ
Email. post@jonathanwright.co.uk

rightmove
naea | propertymark PROTECTED
The Property Ombudsman