



32 Wegnalls Way, Leominster, Herefordshire, HR6 8TQ

Immaculately Presented Modern 3 Bed Semi-Detached House

Guide Price £195,000



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LOCATION

Wegnalls Way is situated on the popular Buckfield Estate which is set on the western fringes of the market town of Leominster. The town itself offers an excellent range of amenities including a number of traditional High Street shops, supermarkets, doctor and dental surgeries, primary and secondary school, leisure facilities including swimming pool and transport links to include both bus and railway station. The larger Cathedral City of Hereford is located approximately 13 miles to the south where a more comprehensive range of facilities can be found.

BRIEF DESCRIPTION

This extremely well presented modern semi-detached house is approached from the driveway via a upvc double-glazed front door with canopy style porch over and light adjacent, opening to a well presented reception hallway with a door then leading through to the good sized family living room with upvc double-glazed window to the front elevation and feature electric wood effect fire set on a marble hearth with matching surround and mantel above. From the living room, a door then leads through to the excellent modern kitchen which has been fully fitted with a range of matching modern kitchen units to include both base and wall cupboards with attractive rolled edge work surfaces to the base units with tiled splashback and integrated appliances to include a 4-ring gas hob with modern extractor hood above and electric double oven and grill below, fridge-freezer, both washing machine and dishwasher and wine freezer. There is ceiling lighting and further under lighting to the wall cabinets, attractive tiled flooring and a large useful understairs walk-in storage cupboard. There is an opaque double-glazed door giving external access to the side and double-glazed window looking through to the conservatory addition to the rear. Double-glazed double doors then lead through to the large conservatory which offers further living accommodation or as a dining room with upvc double-glazed windows overlooking the gardens to the rear with upvc double-glazed roof and double doors leading out to the same with attractive tiled flooring.

A staircase from the reception hallway leads up to the first floor accommodation with bedroom 1 having a double-glazed window to the front elevation and large built-in

- Situated in Popular Mature Residential Location in Market Town of Leominster
- Modern Well Presented Semi-Detached House
- Offering 3 Bed Accommodation Including Fully Fitted Modern Kitchen, Modern Family Shower Room & Large Conservatory Addition to the Rear
- Gas Centrally Heated & Fully Double-Glazed
- Pleasant Front Garden & Further Enclosed South-Facing Garden to the Rear & Driveway Parking

double wardrobe with hang rail and shelving above. Bedroom 2 has a double-glazed window to the rear and also benefits from a large double wardrobe with hang rail and shelf above. Bedroom 3 has a double-glazed widow to the front elevation and stairwell with fitted cupboard above. The well fitted family shower room offers an attractive suite to include a large corner shower cubicle with mains shower over and fully tiled surround, with further matching tiles to floor and ceiling, close-coupled w.c. and hand wash basin inset to vanity unit with cupboards below. There is a chrome towel radiator and opaque double-glazed window to the rear elevation.

Outside, the property benefits from its own private driveway providing off-road parking with pleasant lawned front garden with mature hedge and trellis boundaries. There is gated access to the side of the property where there is an excellent newly-installed timber framed garden shed with steps then leading up to the private south-facing lawned garden to the rear with mature hedge and tree boundaries.

As the Selling Agent, we highly recommend inspection to fully appreciate the excellent presentation of this property.

SERVICES

Mains Electricity, Gas, Water & Drainage.
Telephone (Subject to B.T. Regulations)

OUTGOINGS

Council Tax Band: B

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

Strictly by prior appointment via the Agents, Jackson Property. Telephone 01568 610600.

DIRECTIONS

Jackson Property (Leominster)

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or

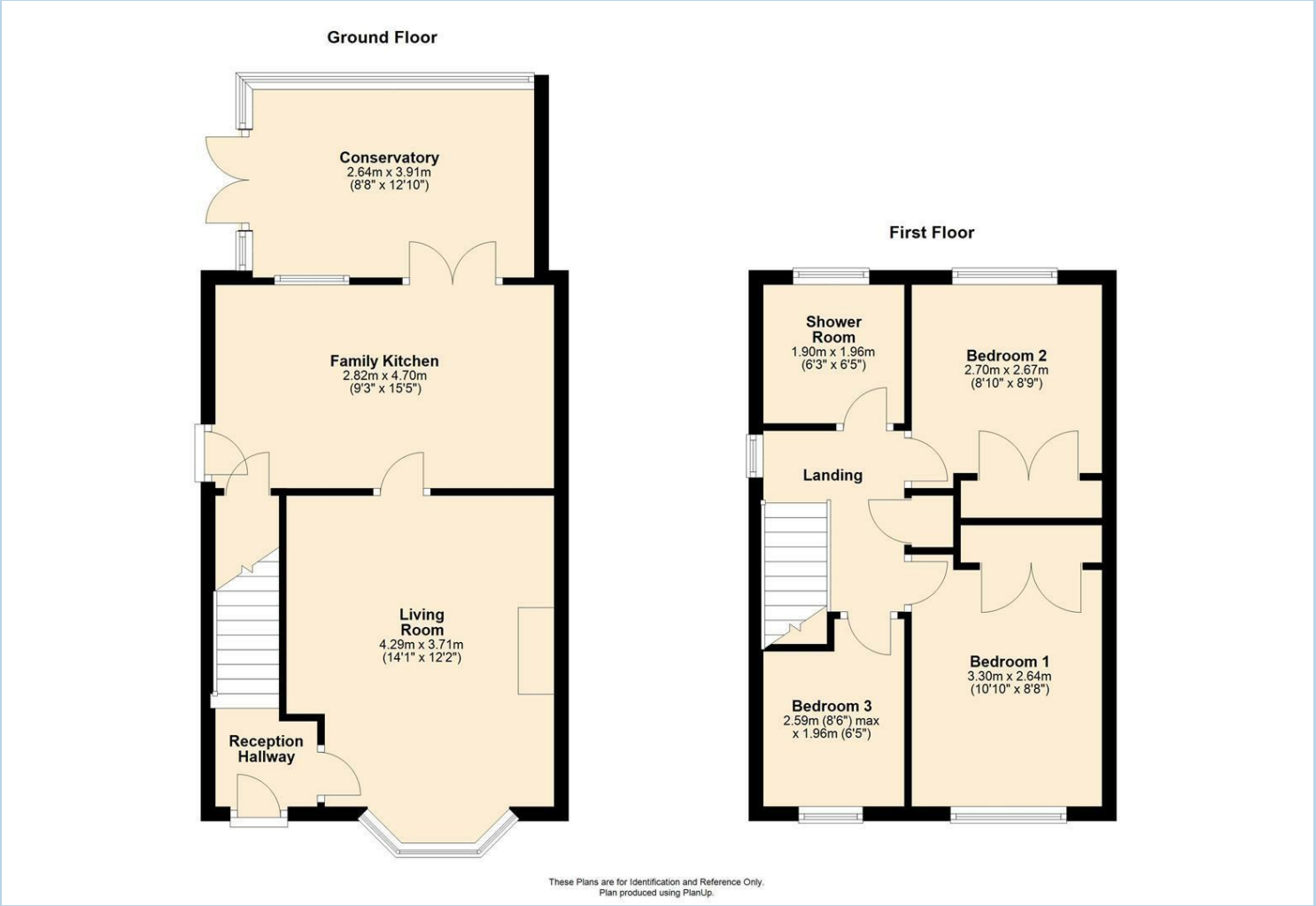
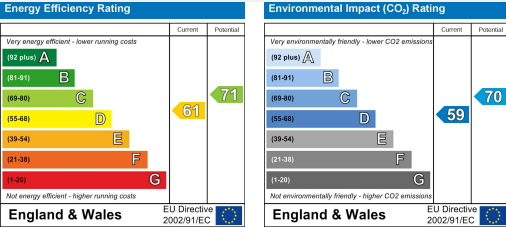






representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.



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