

# 10 TOWNSEND CLOSE

£270,000



“A detached family home in a popular area”

Leominster, Herefordshire

Tucked away in a private position at the end of a pretty cul-de-sac and within easy walking distance to the town centre, this light and airy detached family home offers well-proportioned reception rooms, 4 bedrooms and benefits from ample off-road parking as well as a manageable garden and detached garage.

- Detached family home
- Manageable garden
- Ample off-street parking
- Walking distance to the town centre
- Detached garage
- No onward chain



Enter this well-presented, recently refreshed property via the front door into the hallway, which is neutrally decorated and has attractive wooden flooring. All rooms lead off this central atrium and there is also a downstairs cloakroom/ WC and a useful understairs storage cupboard.

The traditional style galley kitchen sits to one side of the property and benefits from a waist-height oven, counter top hob and plenty of cupboard storage and food prep surface space. The space is well-lit via a large window above the kitchen sink. The kitchen links directly to the large utility room: this room has modern, built-in storage cupboards and offers plenty of space for white goods such as washing machine and tumble dryer. An external door accesses the garden.

Behind the kitchen sits one of two generous reception rooms; this well-proportioned room is currently used as a dining space and has sliding patio doors which access the garden. To the other side of the property sits the second reception room: this large room runs the full depth of the property and is light and airy, courtesy of a large bank of windows to one aspect.

Upstairs, a central landing links all the accommodation: there are four good-size, square rooms (three with built-in storage space) and a family bathroom which has been recently updated with a modern suite.

**Outside:** the front of the property benefits from a generous, gravelled driveway, which provides plenty of off-road parking; there is also a detached garage. A path leads to the rear manageable garden, which is mostly laid to lawn.

**Area:** Townsend Close is a popular residential area in the centre of Leominster and offers convenient access to the town's facilities. Leominster town offers independent shops, supermarkets, transport hubs, schools, medical services, cafes and restaurants.





**Directions:** From the A49 OK Diner roundabout on the Leominster bypass, take the A44 into Leominster town centre, take the first exit at the mini roundabout. Continue through the town, bearing right at The Barometer Shop, continue along New Street, and as the road kinks left, use the filter land to turn right onto Green Lane. Continue along Green Lane and take the second turn on your left into Townsend Close. At the T-junction at the end of Townsend Close, turn right; number 10 is at the end on your left with the driveway in front of you.

**At a glance:**

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	C
Heating:	Central heating; Gas
Services:	Mains electricity, gas, water and drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes** (Fibre up to 73Mbps)

\* correct as of instruction date

\*\* Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.