



Freehold Bungalow

# 72 CASTLEFIELDS, LEOMINSTER, HR6 8BJ

## £195,000

### FEATURES

- Semi-detached bungalow
- Popular residential location
- 2 bedrooms
- Gas central heating & double glazing
- Off road parking & large garden
- Ideal for retirement



# 2 Bedroom Bungalow located in Leominster

## Entrance Hall

With central heating thermostat and programmer, cupboard housing the gas-fired central heating boiler and door to

## Bedroom 1

With radiator and window to front.

## Bedroom 2

With radiator and window to the front.

## Bathroom

With tiled walls and a white suite comprising an enamel bath with an electric shower over, wash hand basin, WC, radiator and window.

## Lounge

With gas fire window, gas fire with surround and radiator.

## Kitchen

Fitted with beech effect base and wall mounted units with work surfaces, tiled splashbacks, sink unit, built-in electric oven, hob with extractor hood, plumbing for washing machine, radiator, 2 windows, side entrance door, cupboard housing gas meter and electric fuse board.

## Garden Room

With radiator and door out to the rear garden.

## Outside

To front of the property there is a brick paved parking area and to the side a carport with further brick-paved driveway and double gates. There is a good-sized level rear garden which is enclosed by fencing with a large flagstone patio, lawn, gravelled area, garden shed and outside tap.

## Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

## Outgoings - Bromyard

Council tax band 'B' - £1,993 for 2025/2026  
Water and drainage rates are payable.

## What3Words

///remix.snowstorm.start

## Directions

From Bromyard take the A44 to Leominster. After approximately 11 miles continue over the roundabout then at the take 4rd exit at the next roundabout onto Southern Avenue. Turn left into Waterworks Lane, continue straight ahead then turn right into John Abel Close and left into Castlefields.

## Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook (01885) 488166

### Opening Hours

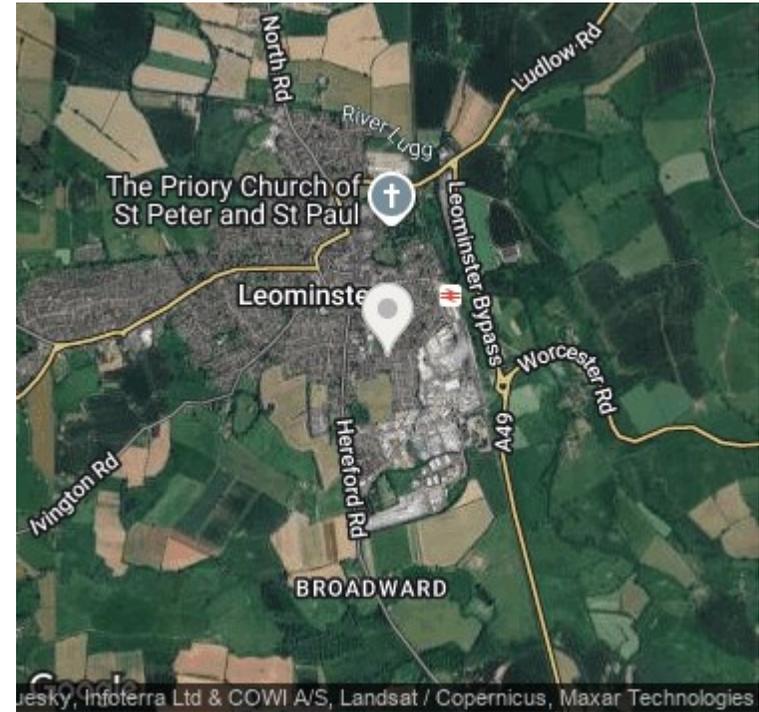
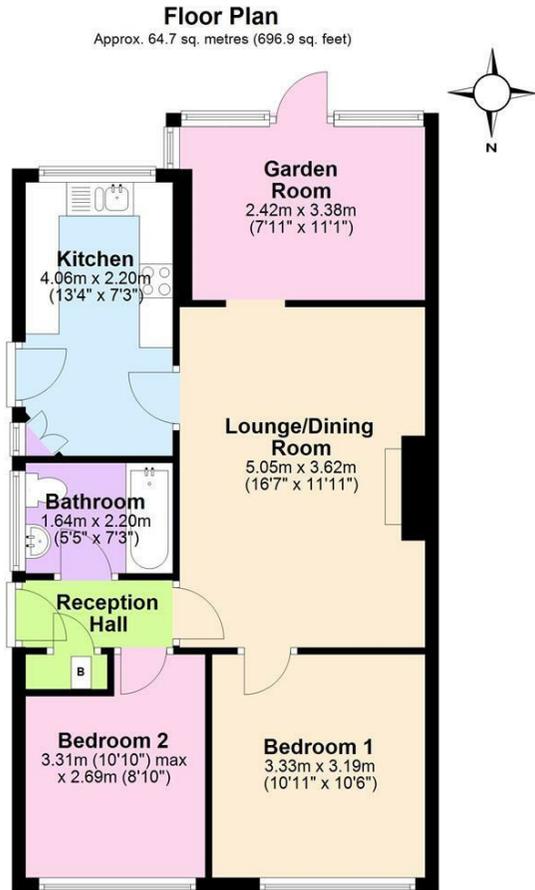
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

## Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 64.7 sq. metres (696.9 sq. feet)  
**72 Castlefields, Leominster**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

