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**72 Caswell Road, Leominster, HR6 8BD. £295,000**

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## PROPERTY FEATURES

- An Extended Semi-Detached House
- 3 Double Bedrooms
- En-Suite Shower Room
- Lounge
- Kitchen/Dining Room
- Utility Room
- Ground Floor Cloakroom/W.C.
- Family Bathroom
- Detached Garage And Separate Workshop
- Large Gardens



To view call 01568 616666



An extended semi-detached house offering UPVC double glazed, spacious family living accommodation to include a reception hall, lounge, kitchen/dining room, utility room, ground floor cloakroom/W.C, 3 double bedrooms, en-suite shower room, main family bathroom and outside a Resin paved driveway to front with parking for plenty of vehicles, a large garden to rear ideal for young families and a detached garage with workshop. Caswell Road is well positioned for Leominster's town centre and nearby amenities to include schooling and a train station.

A composite entrance door opens into a reception hall and a door then opens into the lounge.

The lounge has a feature fireplace with a gas fire standing on a raised hearth with fire surround over and useable alcoves to either side of the chimney breast. The lounge has laminated flooring and a UPVC double glazed window to front.

From the lounge a door opens into a kitchen/dining room.

The spacious and modern kitchen/dining room has a working surface with an inset sink unit with cupboards and drawers under, further working surfaces with base units to include cupboards and drawers and a planned space for a cooker with an extractor hood with light over. There is planned space for a fridge, a range of matching eye-level cupboards, a UPVC double glazed window to the side, ample room for a family size dining table, built-in cupboards and units to either side of the chimney breast and a double glazed siding patio door opening out to the rear garden.

A doorway from the kitchen/dining room leads into the utility room having a working surface with space under for a washing machine and tumble dryer.

There is also room for a fridge/freezer, eye-level cupboards, a UPVC double glazed window to side, a door into a useful storage cupboard with fitted shelving and a door to the rear garden. A door from the utility room leads into a ground floor cloak room/W.C, having a low flush W.C, wall mounted wash hand basin, extractor fan and a frosted UPVC double glazed window to rear.

From the reception hall a staircase rises up to the first floor landing having a double glazed window to side, inspection hatch to the loft space above and doors off to bedrooms..

Bedroom one is a good size master bedroom having UPVC double glazed windows to side and rear and built-in bedroom furniture to include wardrobe units,

box storage and bedside tables.

A door from the bedroom opens into an en-suite shower room, having a shower cubicle with an electric shower over, wash hand basin, vanity unit under, a low flush W.C and towel rail.

Bedroom two is also a good size double bedroom having ample room for bedroom furniture and a UPVC double glazed window overlooking the rear garden. Bedroom three is also a generous bedroom with room for a double bed and also a UPVC double glazed window to the front.

From the landing a door opens into the main family bathroom having a 4 piece suite to include a shower cubicle with an electric shower over, a side panelled bath, low flush W.C. and a pedestal wash hand basin. The bathroom has a UPVC double glazed window to side and doors into an airing cupboard.

#### OUTSIDE.

The property is situated in a mature and well established, residential position and is accessed to the front over a pedestrian pathway and onto a Resin paved, splayed driveway with parking for plenty of vehicles. The driveway continues to the side of the property leading to a detached garage.

#### GARAGE.

The good size garage has lighting, power and a door giving access to the rear garden.

Off the driveway there is secure gated access to the rear garden.

#### REAR GARDEN.

A feature of the property is the large and attractive rear garden, which has been thoughtfully laid out to include a good size patio, ideal for entertaining and also has a large veranda providing a sheltered seating area. The remainder of the garden is laid to lawn and has a second patio seating area with a useful storage shed. A gate gives access to a further vegetable garden area at the rear with a further storage shed and greenhouse.

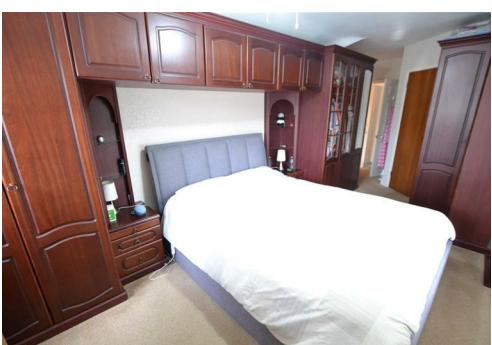
Off the garden and to the rear of the garage a door gives access into a useful workshop.

#### WORKSHOP.

The workshop has power, lighting and could be insulated to make a home office/studio.

#### SERVICES.

All mains services are connected, electric heating and telephone subject to BT regulations.



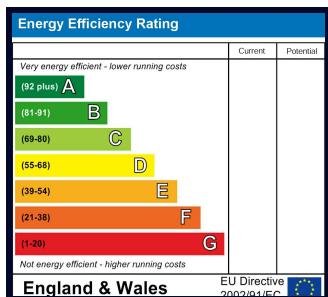
## ROOMS AND SIZES

Reception Hall	
Lounge	4.72m x 3.66m (15'6" x 12')
Kitchen/Dining Room	5.64m x 2.92m (18'6" x 9'7")
Utility Room	3.76m x 1.70m (12'4" x 5'7")
Ground Floor Cloakroom/W.C.	
Bedroom One	5.61m x 2.84m (18'5" x 9'4")
Bedroom Two	3.56m x 2.90m (11'8" x 9'6")
Bedroom Three	3.05m x 2.92m (10' x 9'7")
Bathroom	
Garage	5.54m x 2.74m (18'2" x 9')
Rear Garden	
Workshop	2.67m x 2.51m (8'9" x 8'3")

## 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.

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