



JonathanWright
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9 Godiva Road, Leominster, HR6 8UQ. £249,950

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Leominster
HR6 8UQ**

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PROPERTY FEATURES

- **An Extended Semi-Detached House**
- **In Need Of Modernisation**
- **3 Bedrooms**
- **Lounge**
- **Good Size Dining Room**
- **Fitted Kitchen**
- **Good Size Garage**
- **Front And Rear Gardens**



To view call 01568 616666



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An opportunity to purchase a semi-detached property in a sought after area in need of modernisation and TLC, with the extended living accommodation being gas fired centrally heated and double glazed having a reception hall, lounge, large dining room, kitchen with extension to side, 3 bedrooms, bathroom with shower over, large adjoining garage, lawn gardens to front, lawn with timber decked gardens to rear and not being far from Linea Parkland.

Although the property requires some updating it should not be missed as it is priced sensibly to attract proceedable buyers. Full details of 9 Godiva Road, Leominster are further described as follows:

The property is a semi-detached house of brick construction under a tiled roof. A canopy porch with access under through an entrance door into the reception hall, having a panelled radiator and a door opening into the lounge.

The lounge has a feature fireplace with a coal and living flame effect gas fire inset, mantle shelf over, window to front, panelled radiator and a door opening into a dining room.

The dining room has a panelled radiator, window to rear, patio door to rear, a door to an under stairs cupboard and a stable door leading through into the kitchen.

The kitchen has an inset, stainless steel single drainer sink unit, working surfaces and base units of cupboards and drawers. There is an inset 4 ring electric hob, electric oven under, an extractor hood with light over, space and plumbing for a dishwasher and a planned space for a fridge, The kitchen has tiled splashbacks, matching eye-level cupboards, window to rear, ceramic tiled flooring, panelled radiator, door opening into the rear garden and a door opening into the garage.

The garage has a wooden front door, concreted flooring, power, lighting, window to side and a wall mounted Worcester gas fired boiler heating hot water and radiators.

From the reception hall a staircase rises up to the first floor landing, having an inspection hatch to roof space, door opening into the airing cupboard with a Factory insulated hot water cylinder and immersion heater and doors off to bedrooms.

Bedroom one has a bedroom to front, panelled radiator and a recess with an open fronted wardrobe.

Bedroom two has a window to rear, panelled radiator and a recess suitable for a wardrobe.

Bedroom three has a window to front and a panelled radiator.

Off the landing a door opens into the bathroom having a suite in white of a panelled bath, Triton electric shower over, wet board panelling to splashbacks, also behind a low flush W.C. and a pedestal wash hand basin. There is an extractor fan, panelled radiator and an opaque glazed window to rear.

OUTSIDE.

The property is approached to the front with a lawned garden, tarmac driveway giving access to the adjoining large garage. The property enjoys larger gardens than normal, being on a corner plot. There is a gate to side opening to give access across a pathway around to the rear.

REAR GARDEN.

The garden is laid mainly to lawn with a timber decked patio area and panelled fencing to boundaries.

SERVICES.

All mains services are connected.

ROOMS AND SIZES

Reception Hall

Lounge 4.34m x 3.71m (14'3" x 12'2")

Dining Room 4.70m x 2.82m (15'5" x 9'3")

Kitchen 3.43m x 2.95m (11'3" x 9'8")

Garage 5.26m x 3.48m (17'3" x 11'5")

Bedroom One 3.51m x 2.62m (11'6" x 8'7")

Bedroom Two 3.25m x 2.64m (10'8" x 8'8")

Bedroom Three 2.57m x 1.96m (8'5" x 6'5")

Bathroom

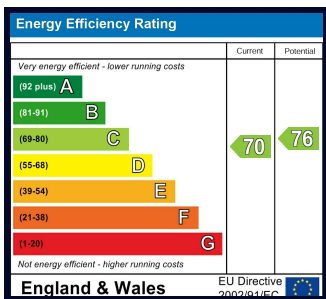
Rear Garden



PROPERTY INFORMATION

Council Tax Band - C

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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