



**JonathanWright**  
estate agents



**237 Godiva Road, Leominster, Herefordshire HR6 8TB. No Onward Chain £320,000**



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Herefordshire  
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### **PROPERTY FEATURES**

- Detached House
- 4 Bedrooms
- En-Suite
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Ground Floor Cloakroom/W.C.
- Utility Room & W.C.
- Adjoining Garage
- Gardens To Front And Rear

**To view call 01568 616666**



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A detached and family sized modern house situated in a cul-de-sac position on the western edge of Leominster offering double glazed and gas fired centrally heated accommodation to include a lounge, dining room, sitting room, kitchen/breakfast room, ground floor cloakroom, utility room plus W.C, 4 bedrooms, bathroom with shower over, en-suite/shower room, an adjoining single garage, private drive and gardens to front and rear. Godiva Road is with-in easy access of pleasant walks across Linea Parkland and is also not far away from a Morrisons supermarket and restaurant. The property is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents. Full particulars of 237 Godiva Road are as follows:

The property is a modern detached house of brick construction under a tiled roof. A recess porch with an access under and through an entrance door into a reception hall with lighting, power, radiator and a door to a cloakroom/W.C having a low flush W.C and a wash hand basin. From the reception hall a door opens into the lounge having a double glazed bay window to front, feature fireplace, gas living flame fire, lighting, power, panelled radiator and a TV aerial point. From the reception hall a door opens into the kitchen/breakfast room having pine fronted units to include an inset stainless steel, one and a half bowl, single drainer sink unit, mixer tap over, working surfaces and base units of cupboards and drawers. There is an integral fridge, in a tall housing unit is a fan assisted electric double oven with grill, cupboard space under and over and an inset 4 ring gas hob with an extractor hood with light over. There is tiling to splashbacks, double glazed window to rear, eye-level cupboards, planned space for a fridge freezer, lighting and a panelled radiator. The breakfast area has additional lighting, a double glazed window to rear and a door opening into a sitting room, (previously garage). The sitting room has a double glazed window to front, panelled radiator, lighting and power. From the kitchen/breakfast room a door opens into a utility room having a stainless steel sink unit, working surfaces, base unit of a cupboard under, space and plumbing for a washing machine, space and plumbing for a dish washer, eye-level cupboards, lighting,

power, panelled radiator, wall mounted Worcester gas fired boiler, double glazed window and door to the rear. In the utility room a door opens into a ground floor low flush W.C and a door also from the utility room opens into the garage. The garage has a metal up and over front door, concrete flooring, power and lighting. From the kitchen a door opens into the dining room having a sliding double glazed patio door to rear, lighting, power and a panelled radiator. From the reception hall a staircase rises up to the first floor landing having lighting, power and door off to the bedrooms. Bedroom one has a built-in wardrobe, double glazed window to front, lighting, power, panelled radiator and a door opening into an en-suite/shower room. The en-suite/shower room has a shower cubicle, wash hand basin, low flush W.C, lighting and a panelled radiator. Bedroom two has a double glazed window to front, lighting, panelled radiator and power points. Bedroom three is L shaped, having a double glazed window to rear, panelled radiator, lighting and power. Bedroom four is L shaped having a double glazed window to rear, panelled radiator, lighting and power. The bathroom has suite of a panelled bath with a Mira shower over, pedestal wash hand basin, low flush W.C, ceiling light, panelled radiator, extractor fan and an opaque double glazed window to rear.

#### OUTSIDE.

The property is situated at the entrance to a cul-de-sac having a tarmac driveway to front, parking for motor vehicles, shrub gardens to front and a pathway leading across the side of the house through into the rear garden.

#### REAR GARDEN.

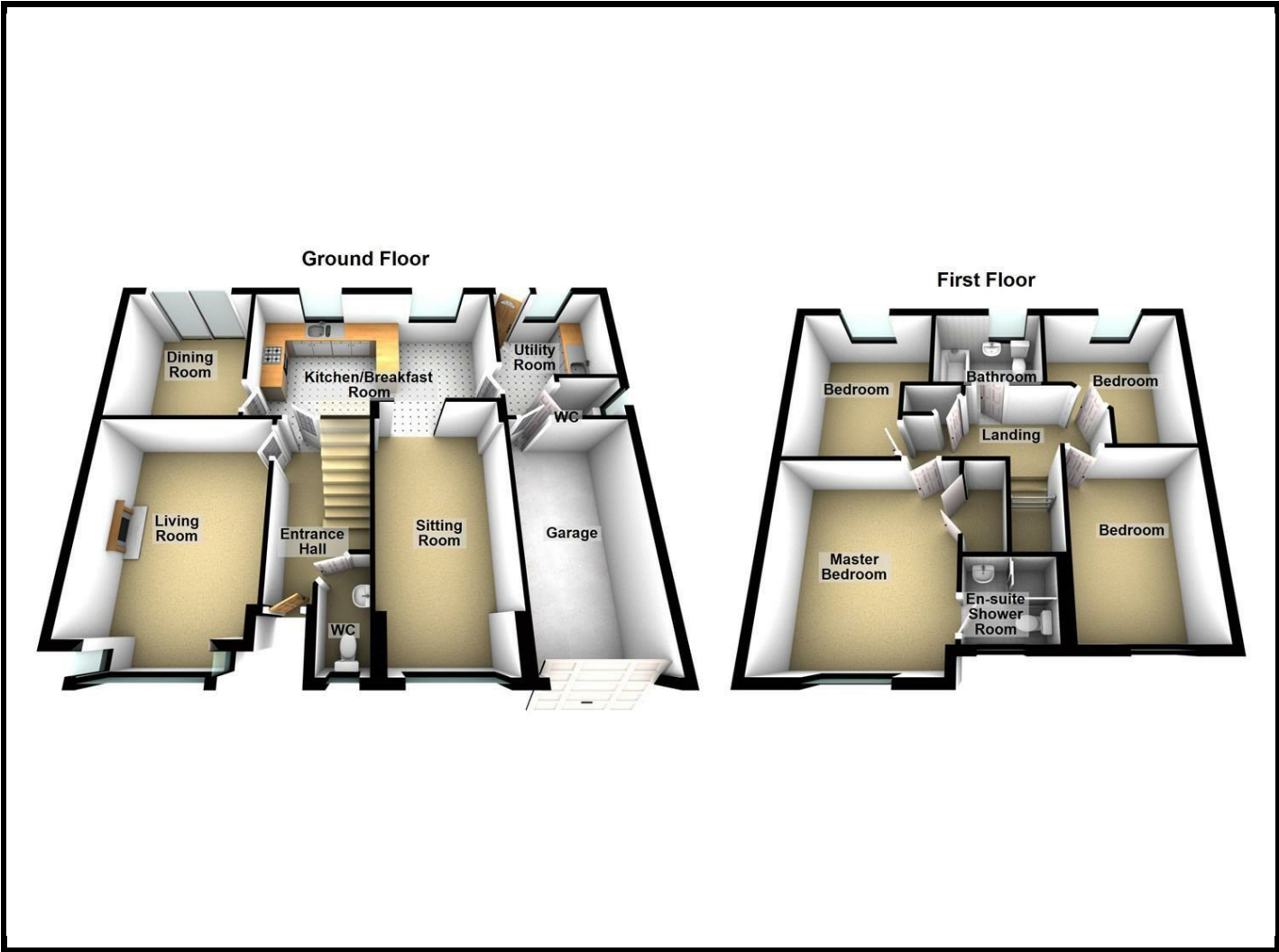
The rear garden has timber decking, lawned gardens, water garden theme, pagola, many plants and shrubs but all in need of further attention and cultivation.

#### SERVICES.

All mains services are connected, gas fired central heating and telephone to BT regulations.

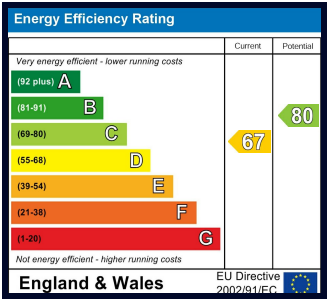
ROOMS AND SIZES

Reception Hall	
Lounge	4.93m x 3.51m (16'2" x 11'6")
Kitchen/Breakfast Room	5.33m x 3.18m (max) (17'6" x 10'5" (max))
Sitting Room. (Previously Garage)	5.41m x 2.84m (17'9" x 9'4")
Utility Room	
Garage	4.98m x 2.49m (16'4" x 8'2")
Dining Room	3.40m x 2.87m (11'2" x 9'5")
Bedroom One	4.04m x 3.73m (13'3" x 12'3")
En-Suite/Shower Room	
Bedroom Two	3.76m x 2.74m (12'4" x 9')
Bedroom Three	3.53m (max) x 2.84m (max) (11'7" (max) x 9'4" (max))
Bedroom Four	3.23m x 2.92m (10'7" x 9'7")



PROPERTY INFORMATION

Council Tax Band - E  
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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