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

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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



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 within 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, pagoda, many plants and shrubs but all in need of further attention and cultivation.

SERVICES.

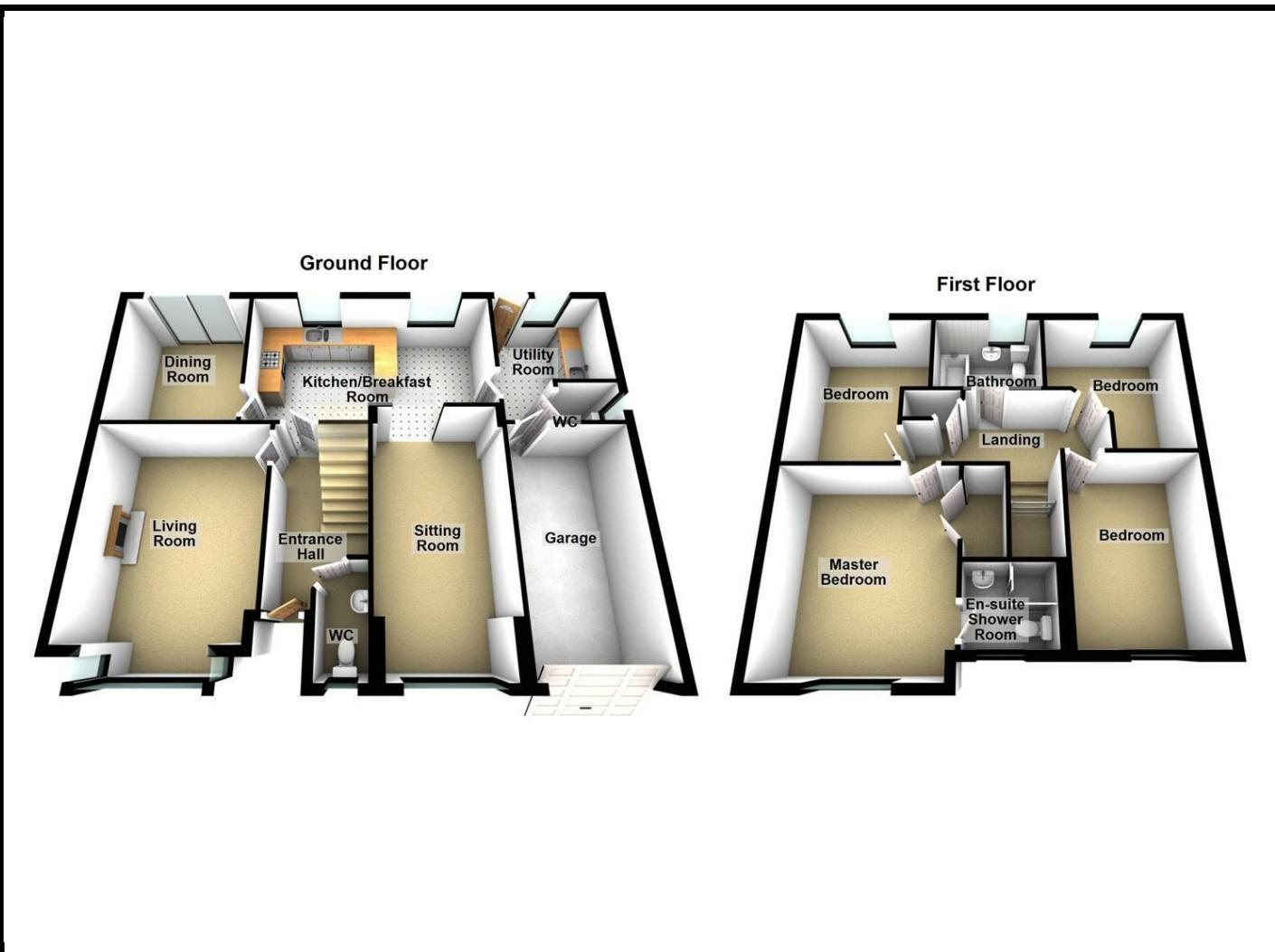
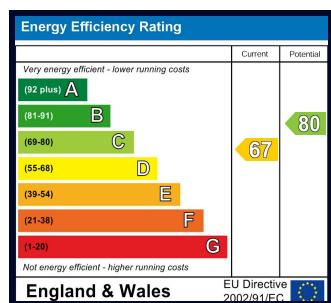
All mains services are connected, gas fired central heating and telephone to BT regulations.

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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