



11 Caswell Crescent, Leominster, HR6 8BE. No Onward Chain £225,000

**11 Caswell Crescent
Leominster
HR6 8BE**

No Onward Chain £225,000

PROPERTY FEATURES

- **Semi-Detached House**
- **3 Bedrooms**
- **Lounge**
- **Kitchen/Dining Room**
- **Ground Floor Cloakroom/W.C.**
- **Double Glazed**
- **Part Centrally Heated**
- **Large Driveway With Carport**
- **Good Size Rear Garden**
- **Potential for Extension**

To view call 01568 616666



JonathanWright
estate agents



Situated in a sought after residential position, a semi-detached house in need of modernisation and offering tremendous potential for extension, with accommodation to include an enclosed porch, reception hall, lounge with fireplace, kitchen/dining room, rear hallway, ground floor cloakroom/W.C, 3 bedrooms, bathroom and outside a lawned garden to front, a wide driveway with carport and a good size garden to rear. Caswell Crescent is well positioned close to Leominster's town centre and amenities to include nearby schooling, train station and the historic Grange Park and Priory Church. Leominster's town centre offers a good range of shops, supermarkets, cafes and restaurants.

The property is a semi-detached house of brick construction under a slate roof. A half glazed door opens into an enclosed porch with windows to the side and a door opening into the reception hall. From the reception hall has a door opening into the good size lounge having a double window to front, fireplace with a gas fire standing on raised hearth and tiled mantle shelf over and useful alcoves to either side of the chimney breast.

From the lounge a door opens into the kitchen/dining room. The kitchen has a stainless steel sink unit with cupboards under, worktops with cupboards under and planned space for a washing machine. The kitchen also has some eye-level cupboards, 2 double glazed windows to rear, room for a dining table and situated in the kitchen is an Ideal gas fired boiler heating hot water and radiators as listed. From the kitchen/dining room a door opens into a rear hallway having a double glazed door opening out to the side of the property and a door into useful and deep understairs storage cupboard. There is also a door into a ground floor cloakroom/W.C. having a low flush W.C. and a frosted double glazed window to the side.

From the reception hall a staircase rises up to the first floor landing having a double glazed window to side, inspection hatch to the roof

space above and door off to bedrooms and bathroom as listed.

Bedroom one has a UPVC double glazed window to front and alcoves ideal for housing wardrobe units.

Bedroom two is also a good size bedroom having a double glazed window to rear with an attractive outlook, a door into an airing cupboard housing a hot water cylinder with storage over.

Bedroom three is a good size single bedroom having a UPVC double glazed window to front and a door into a useful storage cupboard with shelving.

From the landing a door opens into the bathroom.

The bathroom has a suite to include a side panelled bath, pedestal wash hand basin, a low flush W.C. and a frosted window to side.

OUTSIDE.

The property is situated in a mature and well sought after residential position close to Leominster's town centre. schools and amenities. The property is approached to the front over a pedestrian pathway and onto a wide driveway with parking for vehicles. There is a lawned garden to front with shrub borders and to the side of the property is a double width carport providing sheltered parking for vehicles access to the rear garden.

REAR GARDEN.

The good size rear garden is ideal for young families, having a patio area, outside cold water tap, lawn garden, well maintained fencing to boundaries and a pathway leading to the rear with a useful storage shed.

AGENTS NOTE

The property occupies a generous plot and tremendous potential for an extension to both sides and rear (subject to any local authority planning permissions).

SERVICES.

All mains services connected and the property has a gas fired boiler with partial central heating with radiators in the kitchen/dining room, hallway, bedroom 2 and bathroom.



ROOMS AND SIZES

Reception Hall

Lounge 4.32m x 3.81m (14'2" x 12'6")

Kitchen/Dining Room 4.29m x 2.97m (14'1" x 9'9")

Ground Floor Cloakroom/W.C.

Bedroom One 4.14m x 3.18m (13'7" x 10'5")

Bedroom Two 3.45m x 2.79m (11'4" x 9'2")

Bedroom Three 3.30m x 2.01m (10'10" x 6'7")

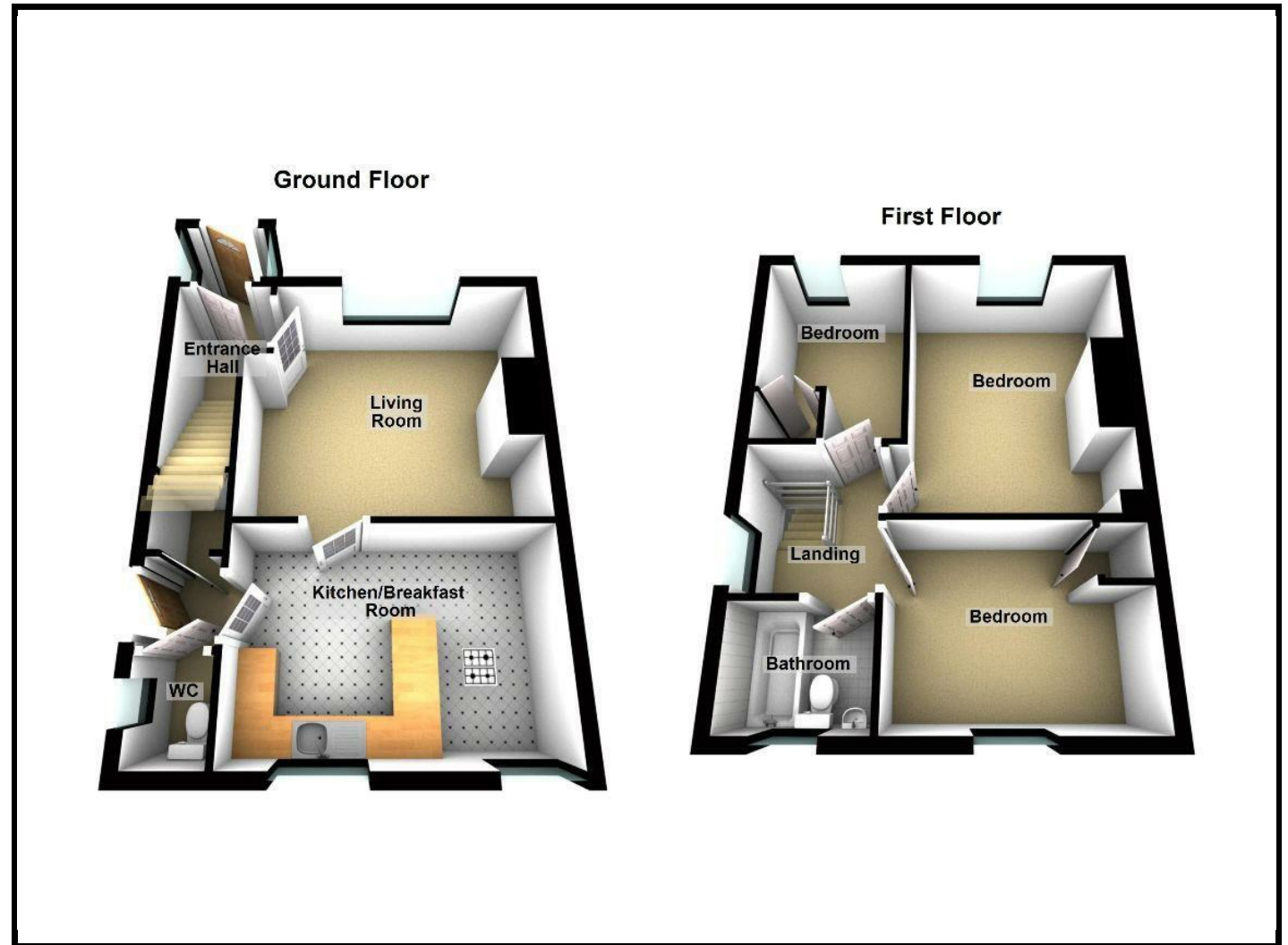
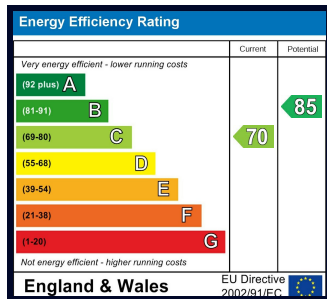
Bathroom

Rear Garden

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.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.