



57 Godiva Road, Leominster, HR6 8UQ. No Onward Chain £250,000

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Leominster
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PROPERTY FEATURES

- **Semi-Detached House**
- **3 Bedrooms**
- **En-Suite**
- **Lounge/Dining Room**
- **Kitchen**
- **Conservatory**
- **Family Bathroom**
- **Adjoining Garage**
- **Driveway For A Vehicle**
- **Rear Garden**

To view call 01568 616666





Situated on the popular Godiva Road development, a modern semi-detached house offering spacious family living accommodation to include a canopy porch, reception hall, a good size lounge/dining room, rear conservatory, kitchen, 3 good size bedrooms, en-suite shower room, family bathroom and outside a driveway to front with parking for a vehicle, an enclosed garden to rear with storage shed and an integral garage with power and lighting. Godiva Road is an attractive development, on the western edge of Leominster town and only a short walk away is a Morrisons supermarket. Also close by are walks along Linea Parkland and there are regular Hopper Bus services into Leominster town centre offering a good range of amenities to include shops and supermarkets, cafes and restaurants, schooling and a train station with regular services to the nearby cathedral city of Hereford.

There is a canopy porch with a quarry tiled floor and a glazed panelled entrance door opening into a reception hall.

The reception hall has wooden laminated flooring, a door giving access to the integral garage and a door opening into lounge/dining room.

The good size lounge/dining room has a feature fireplace with a gas living flame and coal effect fire, standing on a marble hearth with fire sound and mantle shelf over. There is a double glazed window overlooking gardens to rear, room for a dining table, plenty of power points and a telephone point subject to BT regulations.

From the lounge/dining room a sliding door gives access to a rear conservatory having a brick built, dwarf wall base, power points, lighting, UPVC double glazed windows overlooking the gardens and a double glazed door giving access to the rear garden. From the reception hall a door opens into the kitchen having a working surface with an inset, stainless steel sink unit with cupboards and drawers under and planned space with plumbing for a washing machine. The working surfaces continue with base units of cupboards and drawers, planned space for an electric cooker, space for a fridge, eye-level cupboards, tiled splashbacks, extractor fan and a double glazed window to front. Also situated in the kitchen is a Worcester gas fired boiler heating hot water and radiators as listed.

From the lounge/dining room an attractive staircase rises up to the first floor landing having a double glazed window to side, inspection hatch to roof space above and a door into an airing cupboard

housing a factory insulated hot water cylinder with shelving over.

Doors from the landing lead off to bedrooms. Bedroom one is a good size bedroom having ample room for bedroom furniture, a double glazed window to front with an attractive views to one side across to countryside and a door from the bedroom opens into an en-suite shower room.

The en-suite shower room has a shower tray with a Mira electric shower over, tiled splashbacks, a pedestal wash hand basin and a low flush W.C. The shower room also has an extractor fan and a frosted double glazed window to front.

Bedroom two is also a generously sized double room having an alcove ideal for housing a wardrobe unit and a double glazed window to rear.

Bedroom three is also a good size and has a double glazed window to rear.

From the landing a door opens into the family size bathroom having suite to include a side panelled bath with an electric shower over, pedestal wash hand basin and a low flush W.C. There are tiled splashbacks, a deep tiled window sill, extractor fan and a frosted double glazed window to side.

OUTSIDE.

The property is situated in an attractive and tucked away position within the popular Godiva Road development and has a driveway to front with parking for a vehicle. There are floral and shrub gardens, outside lighting and a slab pathway giving access to the side of the property through a secure gate, leading to the rear garden.

At the end of the driveway an up and over door gives access into an integral garage.

GARAGE.

The good size garage has power, lighting, a door to the side and also offers potential for conversion for further accommodation, subject to any building regulations.

REAR GARDEN.

The property enjoys a private and secure rear garden having a slab patio seating area, lawn garden, floral and shrub borders and well maintained fencing to boundaries. Situated in the garden is a timber built storage shed.

SERVICES.

All mains services connected and gas fired central heating.

ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 5.59m x 4.17m max (18'4" x 13'8" max)

Conservatory 2.24m x 2.08m (7'4" x 6'10")

Kitchen 3.20m x 2.16m (10'6" x 7'1")

Bedroom One 3.76m x 3.66m (12'4" x 12')

En-Suite/Shower Room

Bedroom Two 3.71m x 2.82m (12'2" x 9'3")

Bedroom Three 2.67m x 2.01m (8'9" x 6'7")

Bathroom

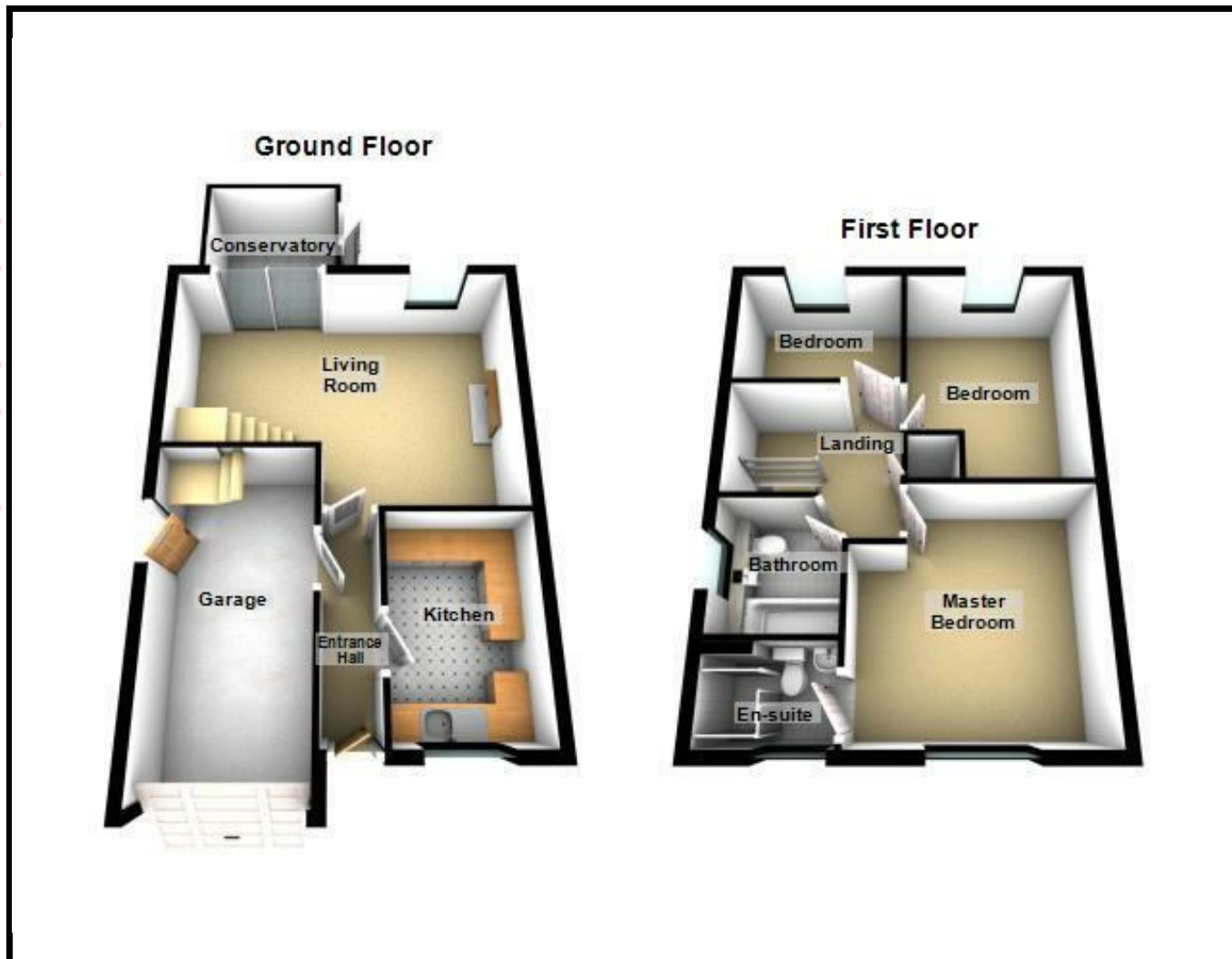
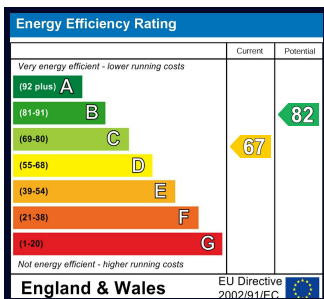
Integral Garage 5.08m x 2.34m (16'8" x 7'8")

Rear Garden

PROPERTY INFORMATION

Council Tax Band -

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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