



205 Godiva Road, Leominster, HR6 8TB. £195,000

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Leominster
HR6 8TB**

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PROPERTY FEATURES

- Terraced House
- 2 Bedrooms
- Lounge
- Modern Fitted Kitchen/Breakfast Room
- Conservatory/Dining Room
- Family Bathroom
- Gas Fired Central Heating
- Parking To Front For A Vehicle
- Secure Rear Garden



To view call 01568 616666



JonathanWright
estate agents



Situated in a tucked away position on the popular Godiva Road development a well presented and surprisingly spacious terraced house offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, modern kitchen/breakfast room, lounge, rear conservatory/dining room, 2 bedrooms, a modern fitted bathroom and outside a driveway to front with additional parking space and a safe and secure enclosed garden to rear. Godiva Road is situated on the western edge of Leominster town, close by attractive walks over Linea Parkland and also within walking distance is a Morrisons supermarket. There are regular Hopper Bus services into Leominster's town centre having a wide range of amenities to include shops, supermarkets, cafes, restaurants, schooling and a train station with services to the nearby cathedral city of Hereford.

The property is a modern and well presented terraced house.

A UPVC entrance door opens into a reception hall having a ceiling light and a door giving access into a kitchen/breakfast room.

The well fitted kitchen has a working surface with an inset, stainless steel sink unit, mixer tap over, cupboard under and also planned space and plumbing for a slim-line dishwasher. Working surfaces continue with base units to include cupboards and drawers, planned space for a tumble dryer and built into the working surface is a gas hob with a stainless steel splashback and an extractor hood with light over. Situated in a housing unit is an electric double oven with grill, cupboards over and under and also room for an American fridge/freezer. The kitchen has eye-level cupboards, glass fronted display cabinet, corner shelving, tiled splashbacks, a UPVC double glazed window to front and situated in the kitchen is a modern Worcester gas fired combination boiler heating hot water and radiators as listed.

From the kitchen/Breakfast room a door opens into the lounge having wooden laminated flooring, plenty of power points and a double

glazed sliding door giving access to a rear conservatory/dining room.

The conservatory/dining room has a brick built dwarf wall base, UPVC double glazed windows overlooking the rear garden, radiator, power points and double glazed French doors opening out to the rear garden.

From the lounge a staircase rises up to the first floor landing having an inspection hatch to the roof space above and doors off to bedrooms and bathroom as listed.

Bedroom one is a good size bedroom having a UPVC double glazed window to front and ample room for bedroom furniture.

Bedroom two is also a generously sized bedroom having a built-in cupboard and a UPVC double glazed window to rear.

Off the landing a door opens into the bathroom having a modern suite in white to include a side panelled bath with a Mira electric shower over, glass shower screen, pedestal wash hand basin with vanity unit under and a low flush W.C. The bathroom has tiled splashbacks, an extractor fan, heated towel rail and a frosted UPVC double glazed window to rear.

OUTSIDE.

The property is situated in an attractive and tucked away position within the Godiva Road development having a small lawned garden to front, driveway to front providing parking for a vehicle and nearby at a further parking space.

REAR GARDEN.

The safe and secure, easily maintained rear garden has been laid to patio slabs throughout, well maintained fencing to boundaries and to the rear of the garden is a secure gate providing rear access.

SERVICES.

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

ROOMS AND SIZES

Reception hall

Kitchen/breakfast Room

3.81m x 3.58m (max) (12'6" x 11'9" (max))

Lounge

4.11m x 3.66m (13'6" x 12')

Conservatory/Dining Room

3.73m x 2.64m (12'3" x 8'8")

Bedroom One

3.84m x 3.66m (12'7" x 12')

Bedroom Two

2.95m x 1.83m (9'8" x 6')

Bathroom

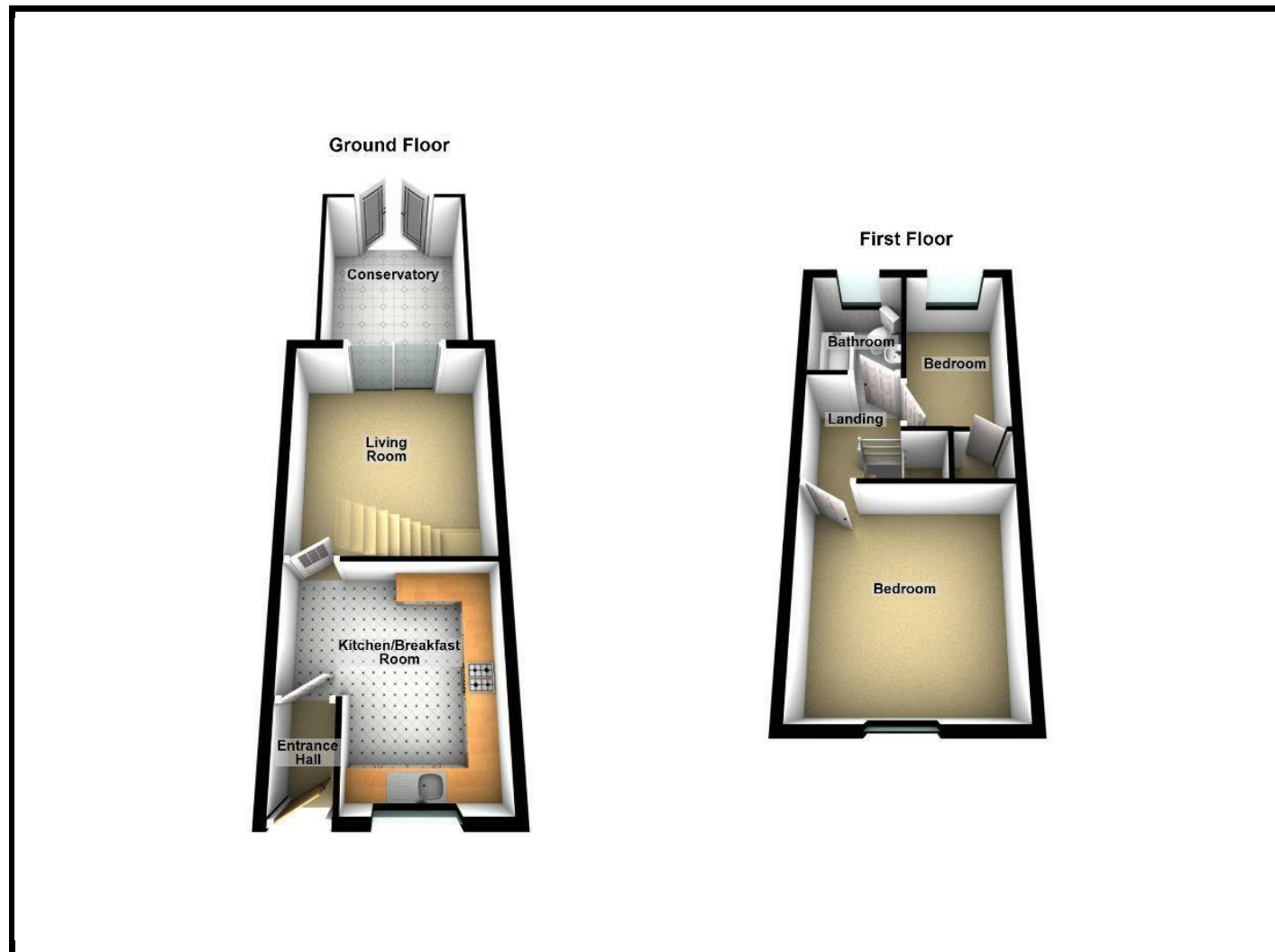
Rear Garden

PROPERTY INFORMATION

Council Tax Band - B

Property Tenure - Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	76
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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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