



13 Caswell Road, Leominster, HR6 8AZ. £275,000

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Leominster
HR6 8AZ**

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PROPERTY FEATURES

- **Semi-Detached House**
- **3 Bedrooms**
- **Lounge**
- **Kitchen/Dining Room**
- **Office/Additional Bedroom**
- **Ground Floor W.C.**
- **Good Size Garden Rear**
- **Large Games Room**
- **Parking For Vehicles**
- **Close To Town Centre**

To view call 01568 616666





A well presented and surprisingly spacious semi-detached house, offering UPVC double glazed as gas fired centrally heated accommodation to include a reception hall, lounge, kitchen/dining room, rear hallway, utility room, ground floor cloakroom/W.C, ground floor office/occasional bedroom, 3 bedrooms, modern shower room and outside a driveway to front with plenty of parking for vehicles, a good size safe and secure rear garden with covered patio seating areas and an impressive games room. Caswell Road is well positioned for Leominster's town centre and amenities to include nearby schools, train station and Leominster's town centre has a wide variety of shops and supermarkets. Details of 13 Caswell Road, Leominster are described as follows:

A UPVC double glazed entrance door opens into a reception hall with an archway leading into the lounge.

The good size lounge has a UPVC double glazed window to front, an ornamental fireplace with alcoves to either side of the chimney breast and plenty of power points.

From the lounge a glazed door opens into the kitchen/dining room. The kitchen has space for gas range cooker with a stainless steel extractor hood with light over and there are working surfaces with a stainless steel sink unit with mixer tap over and cupboards and drawers under. The kitchen also has a further working surface with cupboards under, a range of matching eye-level cupboards and tiled splashbacks. There are 2 UPVC double glazed windows to side, room for a dining table, space for an upright fridge/freezer and also an under-stairs storage area.

From the kitchen/dining room a half glazed door opens out to a rear hallway having a UPVC double glazed door to the side and a door opening into an office/occasional bedroom.

The office/occasional Bedroom has a UPVC double glazed window overlooking the rear garden and a UPVC double glaze door opening to the rear.

From the rear hallway a door opens into a useful utility cupboard with space and plumbing for a washing machine, a working surface and a frosted UPVC double glazed window to rear.

A further door from the rear hallway opens into a ground floor cloakroom/W.C. Having a high flush W.C and a frosted UPVC double glazed window to rear. From the reception a staircase rises up to a half landing having a UPVC double glazed window to side

with the stairs continuing to the first floor landing. The landing has an inspection hatch to the loft space above and doors off to bedroom accommodation. Bedroom one has alcoves to either side of a chimney breast, ample room for bedroom furniture and a UPVC double glazed window to rear.

Bedroom two has a UPVC double glazed window to front.

Bedroom three is also a generously sized bedroom having a UPVC double glazed window to rear and a door into a boiler cupboard housing a modern Worcester gas fired combination boiler with shelving over.

From the landing a door opens into a modern shower room having a corner shower cubical with a mains fed shower over, a pedestal wash hand basin and a low flush W.C. The shower room has tiling from floor to ceiling height, a frosted UPVC double glazed window to side and a heated towel rail.

OUTSIDE.

The property is situated in a mature and well respected residential position and is accessed over a pedestrian pathway on onto a wide tarmacadam driveway with ample parking for vehicles.

There is also a small lawned garden to front and double opening gates to give wide and secure access to the side of the property with additional parking and a timber built storage shed.

REAR GARDEN.

A feature of the property is the large rear garden making this an ideal family home. There is a large covered seating area and the garden is mainly laid to lawn. To the rear of the garden is an additional large patio seating area, stoned gardens and also storage shed. Also situated in the garden is an impressive games room which can also be used as a large home office having windows, lighting, power points and a door to rear opening to a veranda.

SERVICES.

All mains services connected, gas fired central heating via a modern combination boiler and telephone subject to BT regulations.



ROOMS AND SIZES

Reception Hall

Lounge 4.65m x 3.78m (15'3" x 12'5")

Kitchen/Dining Room 5.59m x 2.67m (18'4" x 8'9")

Office/Occasional Bedroom 2.95m x 2.54m (9'8" x 8'4")

Utility Cupboard

Ground Floor W.C.

Bedroom One 3.56m x 28.96m (11'8" x 95")

Bedroom Two 3.58m x 3.05m (11'9" x 10")

Bedroom Three 2.67m x 2.62m (8'9" x 8'7")

Rear Garden

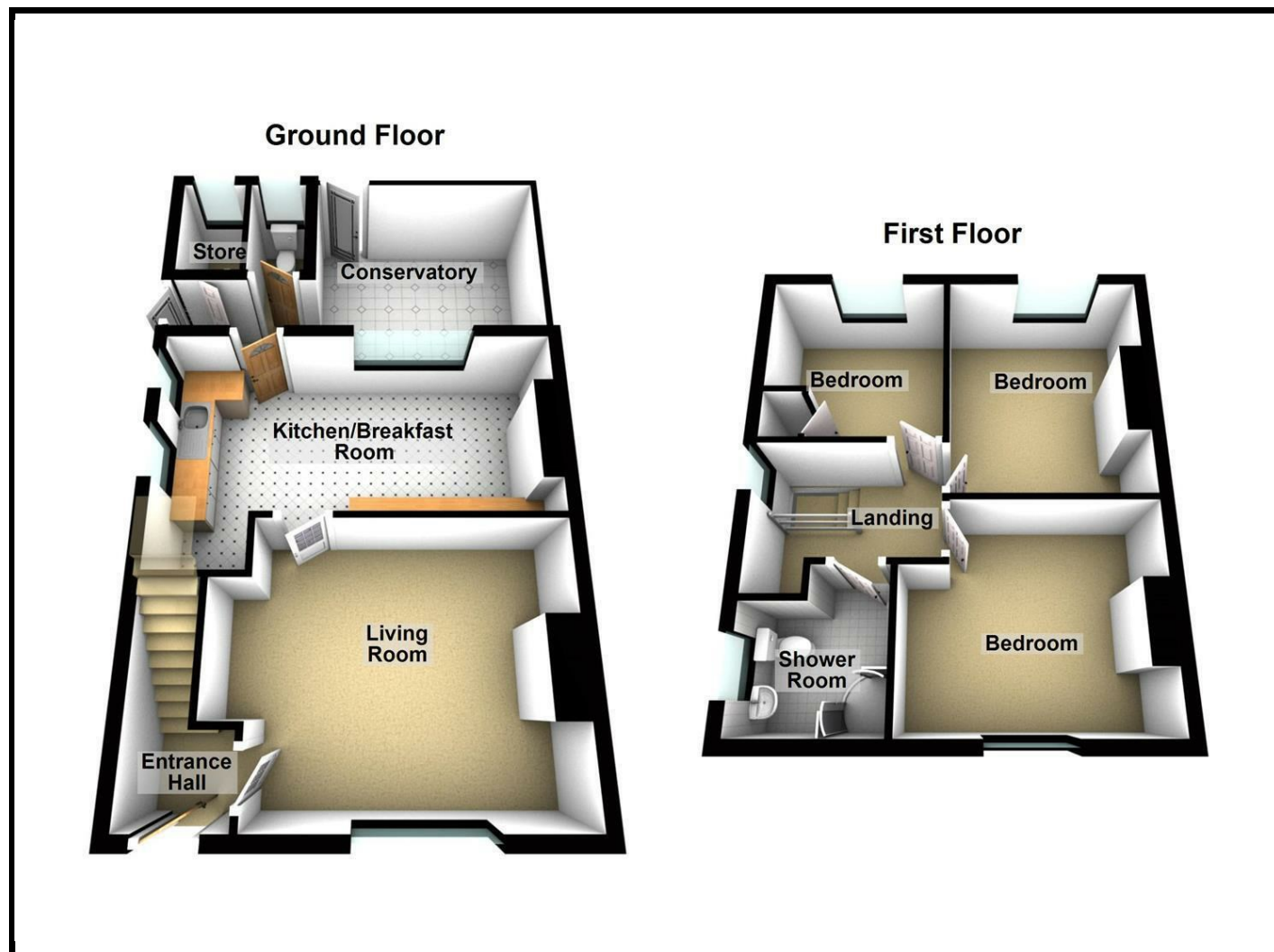
Games Room/ Office Room 4.65m x 3.51m (15'3" x 11'6")

PROPERTY INFORMATION

Council Tax Band - B

Property Tenure - Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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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