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estate agents

FOR SALE
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143 Godiva Road, Leominster, HR6 8TB. No Onward Chain £350,000

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Leominster
HR6 8TB**

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PROPERTY FEATURES

- Detached House
- 4 Bedrooms
- En-suite
- Lounge
- Dining Room
- Fitted Kitchen
- Ground Floor Cloakroom/W.C.
- Family Bathroom
- Integral Garage
- South Facing Secure Rear Garden

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NO ONWARD CHAIN

Situated on the western edge of Leominster town in a popular location, a modern and well presented detached house offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, lounge with fireplace, a spacious modern kitchen, separate dining room, ground floor cloakroom/W.C, 4 good size bedrooms, en-suite shower room, main family bathroom and outside a lawn garden to front, a safe and secure south facing garden to rear, driveway with parking for vehicles and an integral garage.

Situated close by are delightful walks over Linea Parkland and within walking distance is a Morrisons supermarket. There are regular buses into Leominster's town centre which has a further good range of shops, cafes, restaurants and a train station with regular train services to the nearby cathedral city of Hereford.

Sellers Story

Our house on Godiva Road has been a wonderful home to us for the past 11 years. We will be very sorry to leave but we need to be much closer to our son and his family in Coventry.

We have enjoyed exploring the beautiful countryside of Herefordshire, Shropshire and mid-Wales. More immediately from the house, you can walk into open countryside in under 5 minutes or into Leominster town in 20 minutes. Our main and second bedrooms have lovely views extending to Mortimer Forest and Cleve Hill. We will miss cooking together in our spacious kitchen and looking out into our colourful back garden from there and from our dining room.

A canopy porch with an entrance door opens into a welcoming reception hall having wooden laminated flooring, a door into an understairs storage and a door into opening into the lounge.

The good size and light lounge has an attractive bay UPVC double glazed window to front and a feature fireplace with a gas fire standing on a raised marble hearth with fire surround and mantle shelf over. From the lounge a feature archway leads into the dining room. The dining room is a wonderful room for entertaining having room for a family size dining table and a UPVC double glazed sliding door opening out to a rear patio.

From the dining room a connecting door leads into the kitchen, which can also be accessed off the reception hall.

The spacious and well fitted kitchen has a working surface with an inset sink unit with mixer tap over, cupboard and space and plumbing under for a dish washer. Working surfaces continue with base units to include cupboards and drawers and built into the working surface is a Lamona 5 ringed gas hob with an extractor hood and light over and a matching Lamona electric fan assisted oven under. The kitchen also has a range of eye-level cupboards, a further working surface with cupboards, drawers, planned space for a tumble dryer, and planned space for a washing machine under. The kitchen has inset lighting, UPVC double glazed windows overlooking the attractive rear garden, room for an upright fridge/freezer and a door opening to the rear.

From the reception hall a door opens into a ground floor cloakroom/W.C, having a low flush W.C, wall mounted wash hand basin with tiled splashback and a

frosted UPVC double glazed window to front.

From the reception hall a staircase rises up to the first floor landing having an inspection hatch to the loft space above and a door into the airing cupboard housing a factory insulated hot water cylinder with shelving over.

Doors from the landing lead off to bedrooms and bathroom as listed.

Bedroom one is a good size master bedroom having a UPVC double glazed window to front with an attractive outlook over to Bircher Common and Cursnah Hill. There is a TV aerial point, double opening doors into a built-in wardrobe fitment and a door opening into an en-suite shower room.

The en-suite shower room has a corner shower cubical with a Mira electric shower over, pedestal wash hand basin and a low flush W.C. There are tiled splashbacks, a vanity light with shaver socket and a frosted UPVC double glazed window to front.

Bedroom two is also a good sized double bedroom having a UPVC double glazed window to front with attractive outlook and ample room for bedroom furniture.

Bedroom three is a generously sized, L shaped room having a UPVC double glazed window to rear and a recess ideal for housing a wardrobe unit.

Bedroom four is currently used as an office, but would also make a good bedroom having a built-in wardrobe fitment and a UPVC double glazed window to rear.

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

OUTSIDE.

The property is situated on the popular and sought after Godiva Road development and is approached to the front over a pedestrian pathway and onto a tarmac driveway with parking for vehicles. There is a lawned garden to front with attractive shrub borders, steps leading up to the front door with outside lighting and to the side of the property is a pathway with a secure gate giving access to the rear garden. At the end of the driveway an up and over door opens into an integral garage.

GARAGE.

The good size garage has power, lighting, a useful storage area within the roof space and also situated in the garage is the battery for the solar panels.

REAR GARDEN.

The property enjoys a south facing, safe and secure rear garden and is ideal for families. There is a large slatted patio seating area with outside cold water tap and a brick retaining wall with steps leading up to the main garden which is laid to lawn with deep borders. To the rear of the garden is a hard standing with a greenhouse and set to one side of the property is a useful covered storage area.

SERVICES.

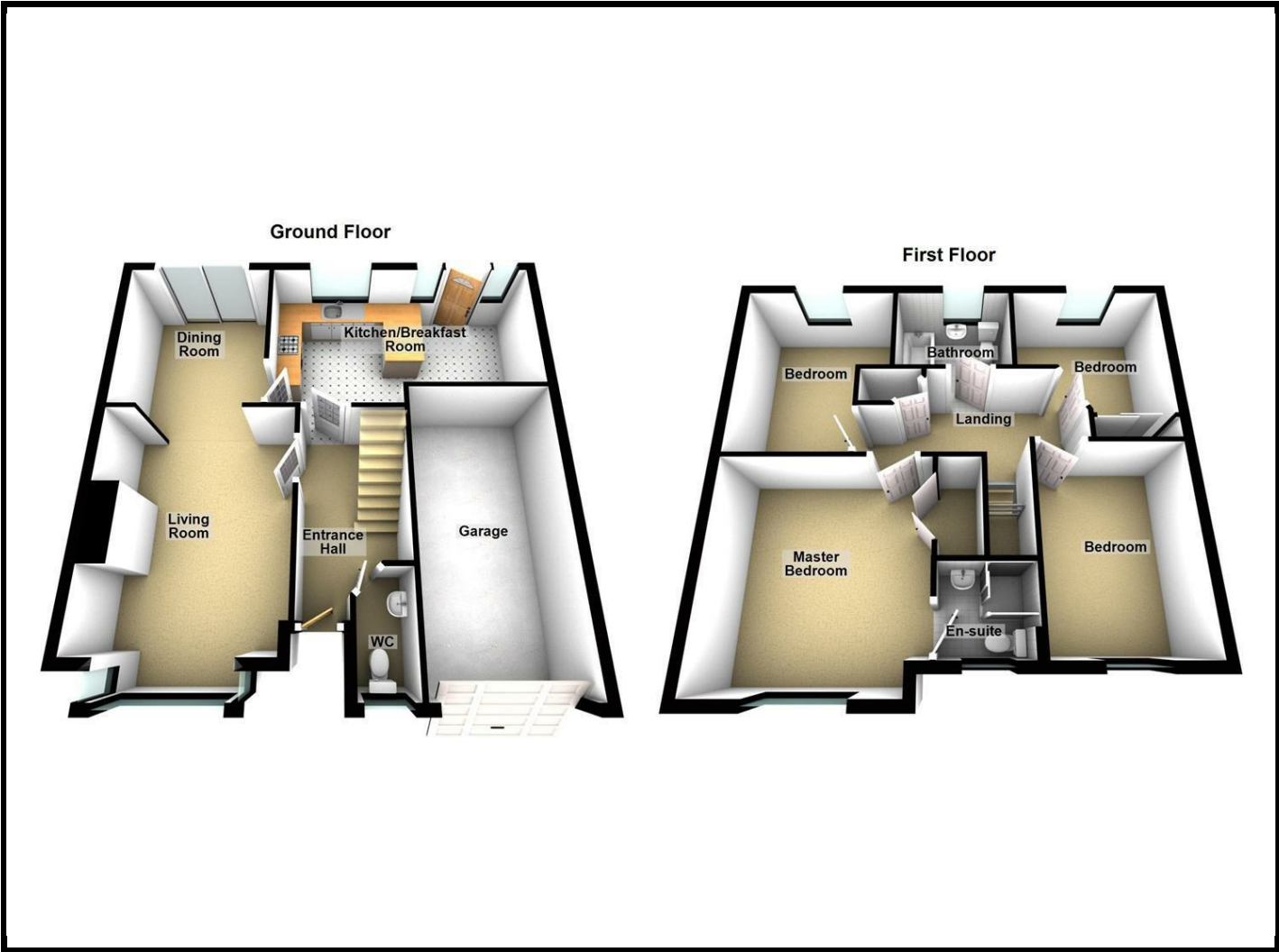
The property has all mains services connected, gas fired central heating and telephone subject to BT regulations. Fast Broadband is available.

The property has south facing Solar Panels to the rear elevation that are owned buy the current vendors, with a feeding tariff to Octopus Energy.

A very energy efficient property - EPC B rated.

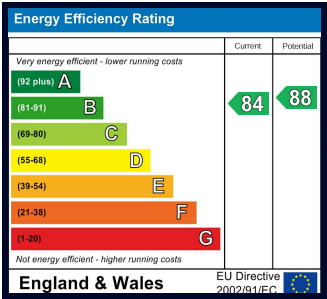
ROOMS AND SIZES

Reception Hall	
Lounge	4.95m x 3.51m (16'3" x 11'6")
Dining Room	3.15m x 2.87m (10'4" x 9'5")
Kitchen	5.33m x 3.15m (17'6" x 10'4")
Ground Floor Cloakroom/W.C.	
Bedroom One	3.99m x 3.68m (13'1" x 12'1")
En-Suite/Shower Room	
Bedroom Two	3.76m x 2.64m (12'4" x 8'8")
Bedroom Three	3.53m x 2.90m (11'7" x 9'6")
Bedroom Four	2.92m x 2.54m (9'7" x 8'4")
Family Bathroom	
Garage	5.54m x 2.62m (18'2" x 8'7")



PROPERTY INFORMATION

Council Tax Band - D
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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