



Jonathan Wright
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54 Godiva Road, Leominster, HR6 8UQ. £285,000

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Leominster
HR6 8UQ**

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PROPERTY FEATURES

- Detached House
- 3 Bedrooms
- En-Suite
- Lounge/Dining Room
- Conservatory
- Modern Kitchen
- Gas Fired Central Heating
- Integral Garage
- Rear Garden With Views



To view call 01568 616666



A well presented, modern house situated on the popular Godiva Road development offering accommodation to include double glazed gas fired central heating, canopy porch, reception hall, lounge/dining room, modern fitted kitchen, conservatory to rear, 3 bedrooms, en-suite/shower room, main family bathroom, an integral garage, parking to front, gardens to rear with pleasant views and easy access onto Linea Parkland.

An internal inspection is recommended of this property and viewing is strictly by prior appointment of the selling agents.

Details of 54 Godiva Road, Leominster are as follows:

The property is a detached modern house of brick construction under a tiled roof.

A canopy porch gives access under and through a double glazed entrance door into a reception hall, having lighting, panelled radiator and a door leading into the lounge/dining room.

The lounge/dining room has a feature fireplace, inset coal & living flame effect fire, 2 ceiling lights, moulded cornice and laminate flooring. There are panelled radiators, window to rear, plenty of room for a dining table and chairs, second panelled radiator and a door opening into a conservatory.

The conservatory is UPVC double glazed, polycarbonate roof, ceramic tiled floor, opening windows, power points and a door opening into the rear garden.

From the reception hall a door opens into the kitchen. The modern fitted Howdens kitchen has units to include an inset, single drainer sink unit, working surfaces with base units under of cupboards and drawers. In a tall housing unit is a Lamona fan assist electric oven, microwave over and cupboard space over and under. There is an inset Lamona 4 ring ceramic hob with extractor hood and splashback over and in a tall housing unit is a built-in fridge/freezer. Also built-in is a dishwasher, planned space and plumbing for a washing machine, a full range of matching eye-level cupboards with downlighting under, ceiling downlighters and a window to front.

From the lounge/dining room a staircase rises and turns past a double glazed window to side up to the first floor landing with doors off to bedrooms.

Bedroom one has a double glazed window to front, panelled radiator, lighting, built-in large double wardrobe, laminate flooring and a door into an en-suite shower room.

The en-suite shower room has a good size shower cubicle, electric shower over, built-in hand basin, low flush W.C, tiling to splashbacks, extractor fan, ceiling light, panelled radiator and an opaque double glazed window to front.

Bedroom two has a double glazed window to rear with rural views, panelled radiator, lighting, laminate flooring and a built-in double wardrobe.

Bedroom three has a double glazed window to rear, lighting and a panelled radiator.

Off the landing a door opens into the bathroom having a suite of a panelled bath with hand grips, shower over, tiling to splashbacks, vanity wash hand basin, low flush W.C, panelled radiator, ceiling light, extractor fan and an opaque double glazed window to side.

Off the landing a door opens into the airing cupboard housing a Factory insulated hot water cylinder, immersion heater and shelving.

GARAGE.

The property has an integral garage with a metal up and over front door, lighting, a door giving access into the side of the garage and a connecting door into the reception hall.

OUTSIDE.

The property is situated in a pleasant position and is approached to the front with tarmacadam driveway leading to the garage a pathway to the side gives access through an opening gate into the rear garden.

REAR GARDEN.

The garden has a flagged patio area, lawned gardens, centre pathway, rustic trellis work, borders and panelled fencing to both sides and rear boundary. There is a gate opening at the bottom of the garden which opens onto Linea Parkland.

SERVICES.

Mains electricity, mains water, mains drainage and a gas fired central heating, via a Worcester wall mounted boiler, situated in the kitchen.

ROOMS AND SIZES

Reception Hall	
Lounge/Dining Room	5.61m x 4.17m (max) (18'5" x 13'8" (max))
Conservatory	2.62m x 2.13m (8'7" x 7')
Kitchen	3.18m x 2.13m (10'5" x 7')
Bedroom One	3.76m x 2.95m (12'4" x 9'8")
En-Suite	
Bedroom Two	2.82m x 2.90m (9'3" x 9'6")
Bedroom Three	2.67m x 1.98m (8'9" x 6'6")
Garage	5.13m x 2.34m (16'10" x 7'8")
Rear Garden	

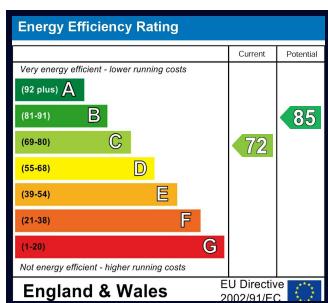
Godiva Road, Leominster, HR6

Approximate Area = 856 sq ft / 79.5 sq m
Garage = 121 sq ft / 11.2 sq m
Total = 977 sq ft / 90.7 sq m
For identification only - Not to scale



PROPERTY INFORMATION

Council Tax Band - C
Property Tenure - Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS) Residential, 01/06/2006. Processed for Jonathan Wright - Ref: 136992.

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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