



169 Godiva Road, Leominster, HR6 8TB. £365,000

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HR6 8TB**

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PROPERTY FEATURES

- **Detached House**
- **4 Bedrooms, One With En-suite/Shower Room**
- **Ground Floor Cloakroom/W.C.**
- **Fitted Kitchen**
- **Lounge/Dining Room**
- **Sitting Room/Bedroom Five**
- **Family Bathroom**
- **Secure Rear Garden**
- **Driveway With Parking**

To view call 01568 616666



JonathanWright
estate agents



A modern and much improved detached house offering gas fired centrally heated, double glazed living accommodation having a reception hall, ground floor cloakroom/W.C, modern fitted kitchen with appliances included, large lounge/dining room with feature wall, ground floor bedroom five/sitting room, 4 first floor bedrooms, an en-suite shower room, main family bathroom with a separate shower cubicle and bath and outside parking to front, landscaped gardens to rear with pleasant seating and a T.V. area.

Godiva Road is a popular development on the western edge of Leominster and with-in close proximity of a Morrisons superstore with restaurant and petrol filling facilities. Godiva Road also adjoins Linea Parkland with pleasant open countryside walks and views. The full particulars of 169 Godiva Road, Leominster are further described as follows:

The property is a detached house of brick construction under a tiled roof. A canopy porch gives access under and through a composite entrance door into a reception hall having laminated flooring and a door opening into a cloakroom.

The cloakroom has an enclosed, low flush W.C and a vanity wash hand basin.

From the reception hall a door opens into the kitchen. The ultra modern kitchen has units to include a one and a half bowl sink unit, mixer tap over, working surfaces and base units over of cupboards and drawers. Included is an integral dishwasher, washing machine and a Range Master cooking range, with 5 gas hobs, double oven with grill under, warming tray and an extractor hood with light over. There are matching eye level cupboards with concealed lighting under, window to front, kitchen floor covering, planned space for a fridge/freezer, pull out pantry baskets to either side of the space and a door opening to the outside.

An archway from the kitchen leads through into the lounge/dining room. The attractive lounge has a bay window to rear, across one wall is a built-in unit with shelving with concealed lighting under, opening cupboards, planned space for a wall mounted T.V. and an electric, pebble and glow effect fire under. There are ceiling lights, plenty of power points, T.V. aerial point, plenty of room for a dining table and chairs and bifold doors opening to the gardens to rear.

From the reception hall a door opens into the sitting

room/bedroom five having laminate flooring, lighting, power and a double glazed window to front. From the reception hall a staircase rises up to the first floor landing having access to the roof space above and doors off to bedrooms.

Bedroom one has a window to front, a built-in double mirrored wardrobe and a door opening into an en-suite/shower room.

The en-suite/shower room has a tiled shower cubicle, enclosed low flush W.C, vanity wash hand basin and a window to side.

Bedroom two has a window to front an a built-in open fronted wardrobe with hanging rail and shelving.

Bedroom three has a window to rear and a built-in open fronted wardrobe with hanging rail.

Bedroom Four. (Currently used as a dressing room). Includes an open fronted wardrobe with hanging rail and shelving and a window to rear. Bedroom fittings can be removed to create a good size bedroom.

Off the landing a door opens into a modern fitted bathroom and shower, having a good size bath with mixer tap over and shower attachment. There is a separate enclosed shower cubical with hand shower and rain shower, wash hand basin, enclosed low flush W.C, vertical heated towel rail/radiator and a built-in toiletries cupboard. There is ceramic tiling to ceiling height throughout and an opaque window to rear.

OUTSIDE.

The property is approached to the front with a tarmacadam and brick paved driveway, giving access and parking for a motor vehicle and access can be gained across a pathway to side, around to the rear.

REAR GARDEN.

The garden has been cleverly landscape to include an easily maintainable Astro Turf seating area, raised garden beds and low retaining walls. There are steps up through a rustic archway to a grassed area with floral and shrub borders, a rustic covered canopy, seating area being geared up as entertainment and T.V and also power and lighting. There is panelled fencing to both sides and rear boundaries and outside lighting. The rear garden is south facing to take advantage of the afternoon and evening sunshine.

ROOMS AND SIZES

Reception Hall

Cloakroom/W.C.

Kitchen 5.33m x 2.74m (17'6" x 9')

Lounge/Dining Room 6.86m x 2.79m (22'6" x 9'2")

Sitting Room/Bedroom Five
4.70m x 2.31m (15'5" x 7'7")

Bedroom One 3.30m x 2.82m (10'10" x 9'3")

En-Suite/Shower Room

Bedroom Two 3.40m x 2.34m (11'2" x 7'8")

Bedroom Three 2.67m x 2.36m (8'9" x 7'9")

Bedroom Four 2.57m x 2.24m (8'5" x 7'4")

Bathroom

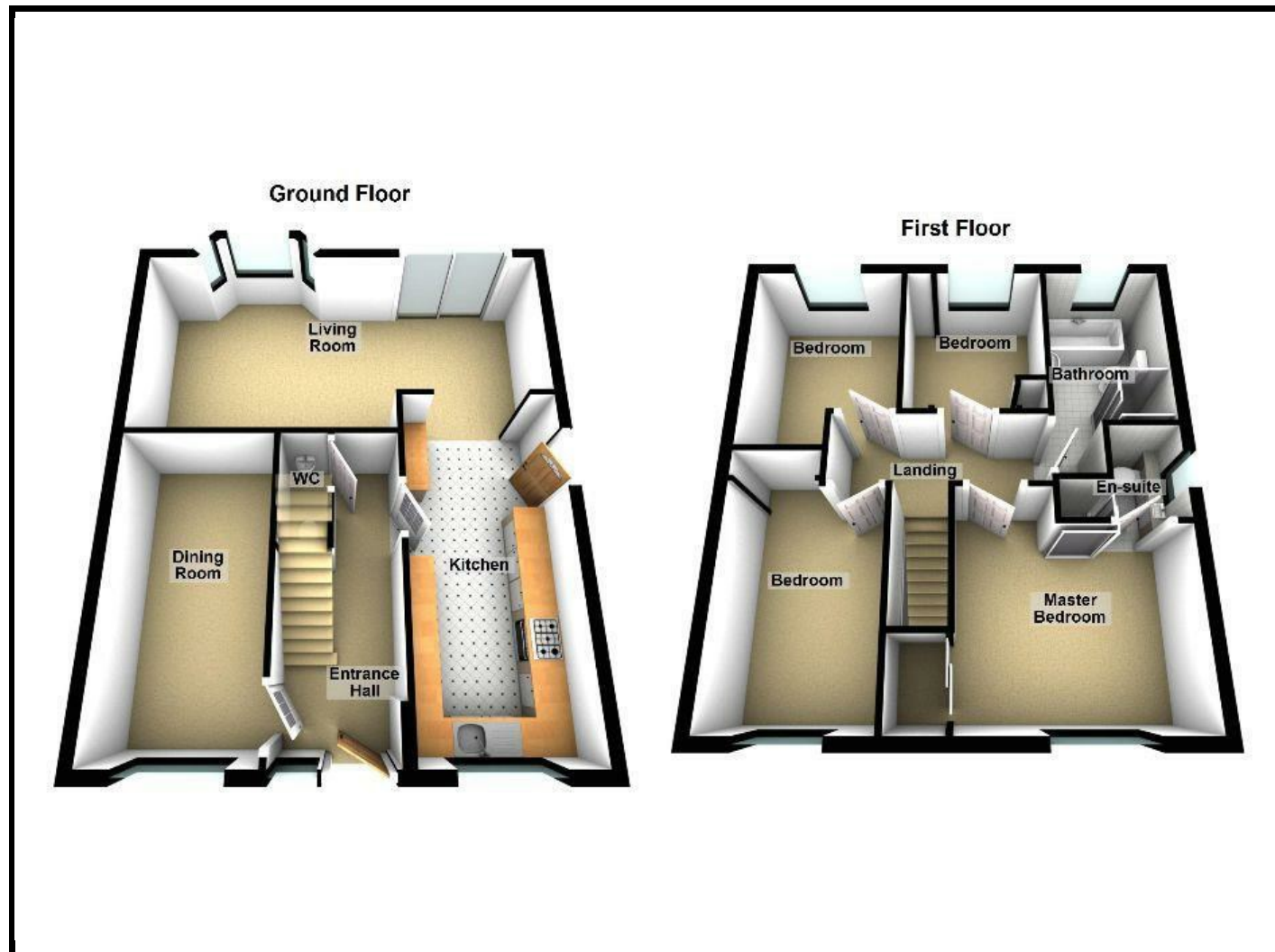
Rear Garden

PROPERTY INFORMATION

Council Tax Band - D

Property Tenure - Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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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