



9 Caradoc Drive, Leominster, HR6 8BH. £269,995

**9 Caradoc Drive
Leominster
HR6 8BH**

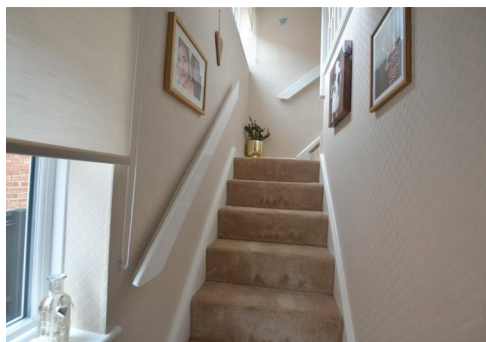
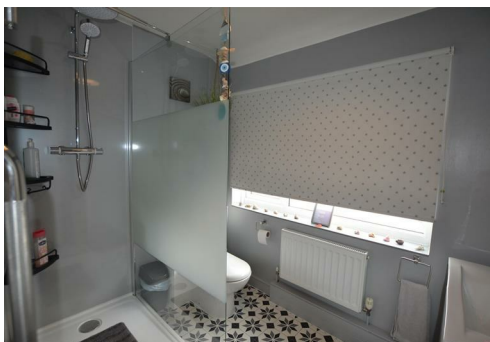
£269,995

PROPERTY FEATURES

- **Semi-Detached House**
- **3 Bedrooms**
- **Lounge**
- **Dining Room**
- **Fitted Kitchen**
- **Shower Room**
- **Garage**
- **Front And Rear Garden**
- **Parking**
- **Close To Town Centre**



To view call 01568 616666



The property is a semi-detached house of brick construction under a tiled roof. A double glazed entrance door opens into a reception hall having a panelled radiator, lighting, power and a window to side. From the reception hall a door opens into the lounge.

The lounge has a wall mounted electric flame and pebble fire, alcoves to either side, window to front and a panelled radiator. There is lighting, power, laminate flooring, door to an under stairs storage cupboard and a door opening into the dining room.

The dining room has a window to rear, panelled radiator and laminate flooring. The dining room is open plan leading into the kitchen.

The modern kitchen has attractive units to include an inset 4 ring gas hob, fan assisted electric oven with grill under and an extractor hood with light over.

There are working surfaces with an inset single drainer sink unit, a tall built-in fridge, space and plumbing for a washing machine, and tiled splashbacks. There are matching eye-level cupboards, laminate flooring throughout the kitchen and dining room, lighting, power, window to side and a door opening into the rear garden.

From the reception hall a staircase rises and turns up to the first floor landing having a window to side, inspection hatch to a large roof space above, ceiling light and doors off to bedrooms.

Bedroom one. (The measurement is taken to the front of a large floor to ceiling, built-in mirrored wardrobe unit). The bedroom has a window to front, panelled radiator, lighting, power and laminate flooring.

Bedroom two. (The measurement is taken to the front of a large floor to ceiling, built-in wardrobe with a centre mirror). There is a window to rear, lighting, power, laminate flooring and a panelled radiator.

Bedroom three has a window to front, laminate flooring and a panelled radiator. Off the landing a door opens into a shower room having a modern suite of a large and easy walk-in shower cubicle with a hand shower and a rain shower and wet board panelling. There is a vanity wash hand basin, cupboards under and an enclosed low flush W.C, extractor fan, ceiling light, vertical heated towel rail/radiator, tiled splashbacks, panelled radiator and an opaque glazed window to rear.

OUTSIDE.

To the front there are wrought iron gates giving access onto a tarmac driveway with parking for motor vehicles. There is low panelled fencing, pretty floral borders and to the side the driveway continues with additional parking and access to the detached garage.

GARAGE.

Having a metal up and over front door, concrete floor, power, lighting, double glazed window to side and a double glazed door opening into the garden.

REAR GARDEN.

The garden has a covered veranda, seating area, lawned garden, panelled fencing and is safe and secure, also with some raised, pretty garden borders.

SERVICES.

All mains services are connected.

ROOMS AND SIZES

Reception Hall

Lounge 4.65m x 4.27m (15'3" x 14')

Dining Room 3.05m x 1.83m (10' x 6')

Kitchen 2.87m x 2.21m (9'5" x 7'3")

Bedroom One 3.40m x 2.44m (11'2" x 8')

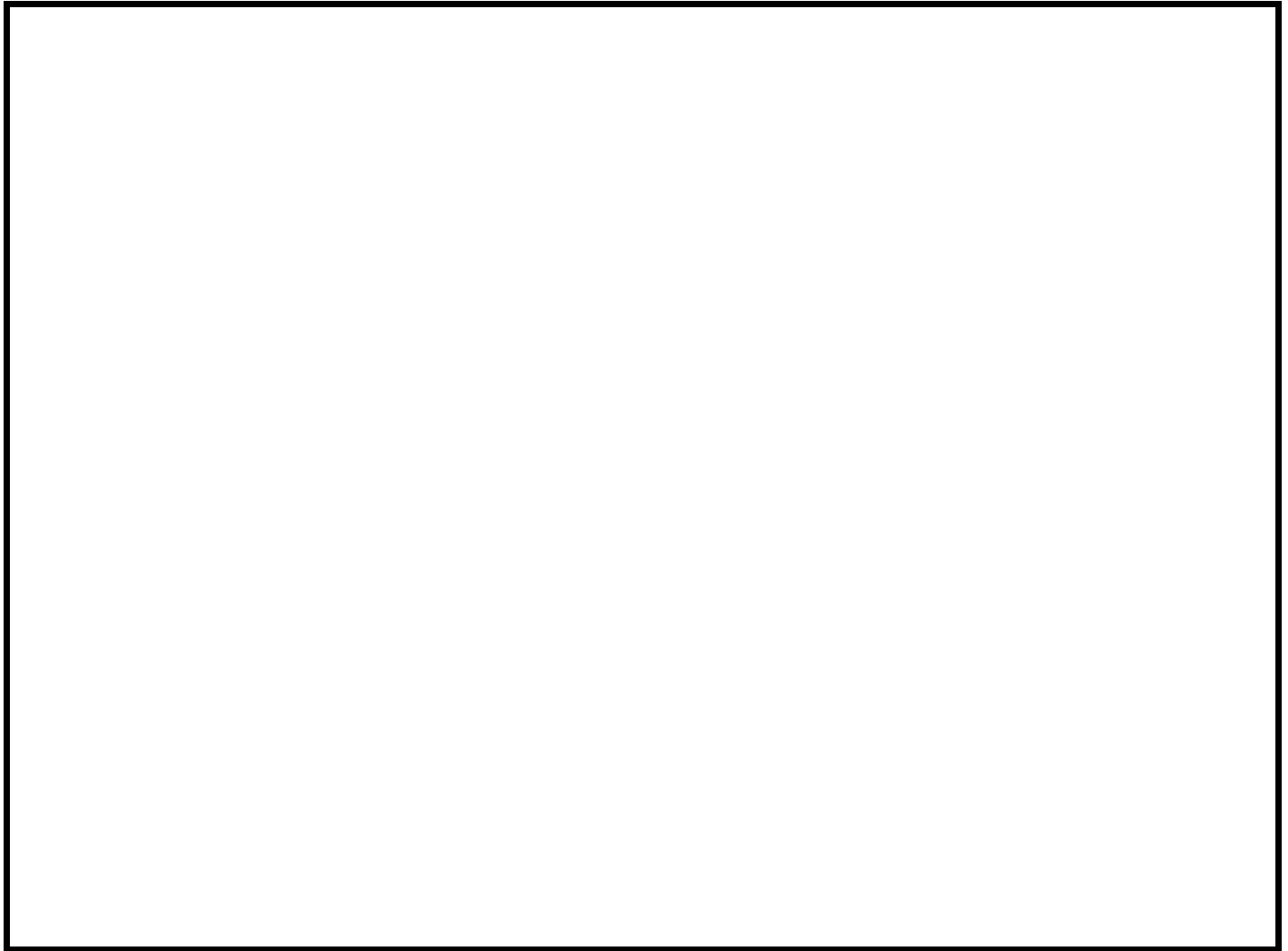
Bedroom Two 2.67m x 2.44m (8'9" x 8')

Bedroom Three 2.03m x 1.96m (6'8" x 6'5")

Shower room 2.44m x 1.75m (8' x 5'9")

Garage 5.49m x 3.35m (18' x 11')

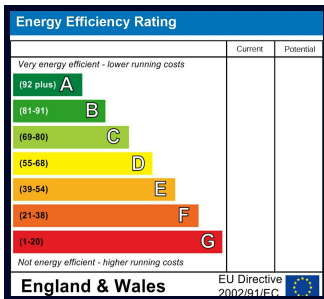
Rear Garden



PROPERTY INFORMATION

Council Tax Band - C

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.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.