



JonathanWright
estate agents



34 Caswell Road, Leominster, Herefordshire HR6 8AZ. £265,000

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Leominster
Herefordshire
HR6 8AZ**

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PROPERTY FEATURES

- Semi-Detached House
- 3 Good Size Bedrooms
- Lounge
- A Modern Kitchen/Dining Room
- Family Bathroom
- Lawn Garden To Front
- Spacious Storeroom
- Large Rear Garden
- Close To Town Centre



To view call 01568 616666



OFFERS INVITED MOTIVATED SELLER

A spacious and well presented semi-detached house offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, lounge, a modern kitchen/dining, 3 good size bedrooms, bathroom and outside a lawned garden to the front, a large and enclosed garden to rear, ideal for young families and a large storeroom. Caswell Road is well positioned for nearby amenities to include good schooling, a train station and only a short walk away is Leominster's town centre offering a wealth of shops, supermarkets, cafes and restaurants.

.An entrance door opens into a reception hall having a door giving access into the lounge. The good size lounge has a UPVC double glazed window overlooking gardens to the front, a chimney breast with a recess, wooden laminated flooring and a built-in desk with shelving over. From the lounge a door opens into the kitchen/dining room.

The modern and well fitted kitchen/dining room has a range of working surfaces with base units under to include cupboards and drawers and also an integral dishwasher. Built into the working surface is an electric hob with a stainless steel extractor hood with light over and situated in a housing unit is a double oven with cupboards over and under. There is also an integral fridge/freezer, a breakfast bar, eye-level cupboards with lighting under, room for a breakfast table and situated in a recess is space and plumbing for a washing machine. The kitchen/dining room has 2 UPVC double glazed windows to the side and UPVC double glazed French doors opening out the rear garden. Also situated in the kitchen is a Glow Worm gas fired combination boiler. From the reception hall a staircase rises up to the first floor landing having a UPVC double glazed window to the side, an inspection hatch to the loft space above and doors off to bedroom accommodation. Bedroom one has exposed floorboards, a UPVC double glazed window to the front, an

original oriental fireplace and door s into a linen cupboard.

Bedroom two is also a good size double bedroom having an original fireplace, a UPVC double glazed window to rear overlooking gardens and double opening doors into a built-in wardrobe fitment.

Bedroom three is also a good size having a UPVC double glazed window to rear and an original ornamental fireplace.

From the landing a door open into the bathroom having a suite in white to include a side panelled bath with a mixer shower over, wash hand basin with a vanity unit under and a low flush W.C. The bathroom has exposed floorboards, heated towel rail, extractor fan and a frosted UPVC double glazed window to the side.

OUTSIDE.

The property is situated in a well respected residential position close to Leominster's town centre and amenities. To the front is gated access onto a pathway leading to the front door and the front gardens are laid to lawn. A pathway leads to the side of the property to the rear garden where there us a large storeroom.

STOREROOM.

Having windows and an outside W.C. As the storeroom adjoins the rear of the property, it could easily be converted into further accommodation.

REAR GARDEN.

A feature of the property is a large and private rear garden and is ideal for young families and keen gardeners. The garden has a patio area with an outside cold water tap, a large lawn garden, shrub borders, a flower bed and to the rear is a variety of trees. There is well maintained fencing to boundaries and the garden also has a timber built storage shed.

SERVICES.

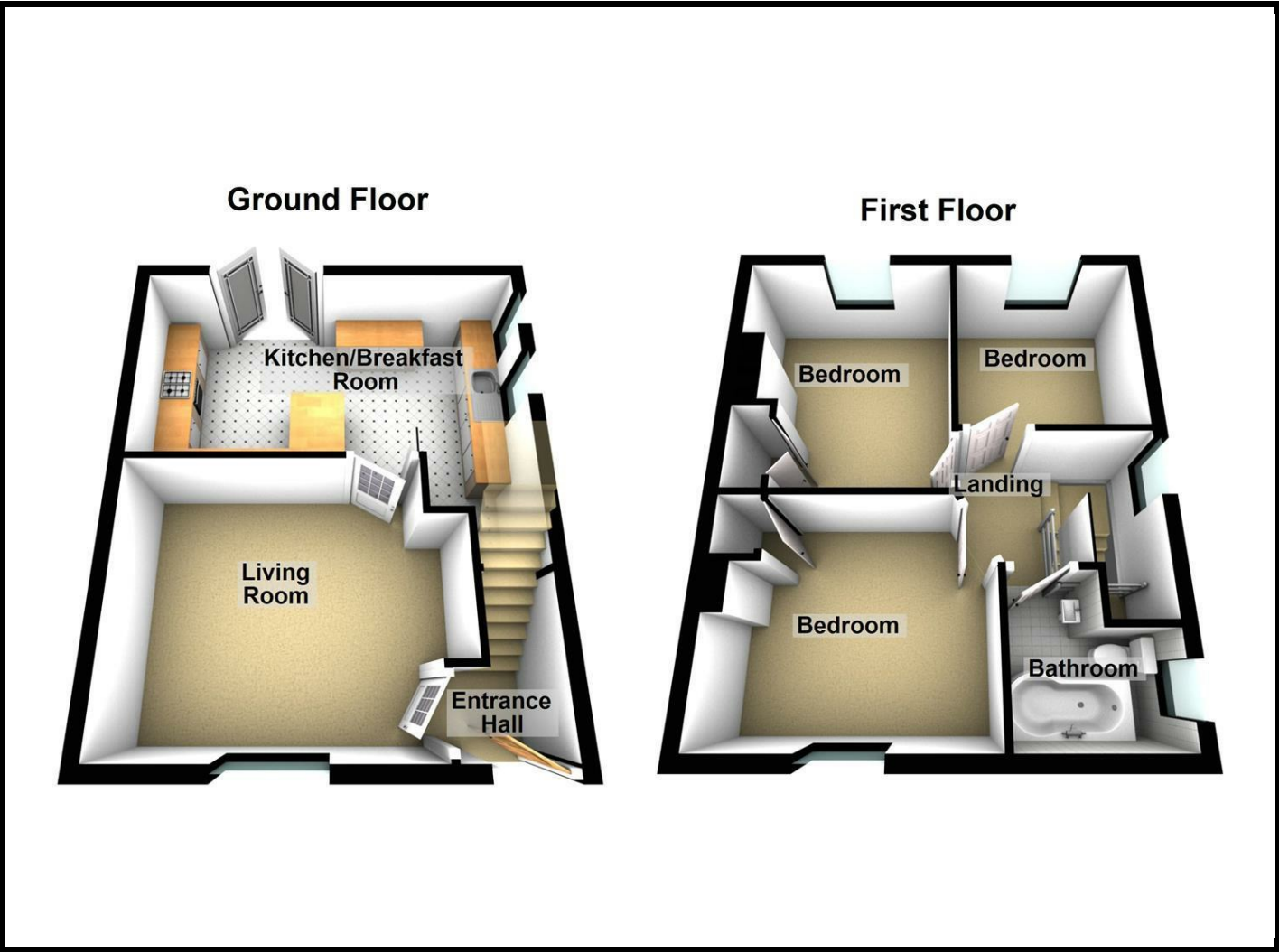
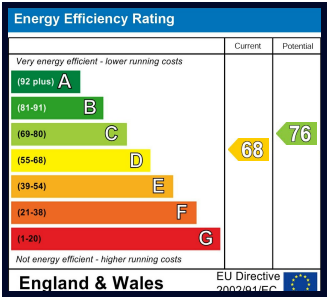
All mains service are connected and gas fired central heating.

ROOMS AND SIZES

Reception Hall	
Lounge	4.70m x 3.66m (15'5" x 12')
Kitchen/Dining Room	5.54m x 2.95m (18'2" x 9'8")
Bedroom One	3.48m x 3.10m (11'5" x 10'2")
Bedroom Two	3.56m x 2.92m (11'8" x 9'7")
Bedroom Three	2.64m x 2.62m (8'8" x 8'7")
Bathroom	
Front Garden	
Storeroom	2.87m x 2.03m (9'5" x 6'8")
Rear Garden	

PROPERTY INFORMATION

Council Tax Band - B
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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