



JonathanWright
estate agents



44 Caradoc Drive, Leominster, HR6 8BQ. No Onward Chain £220,000

**44 Caradoc Drive
Leominster
HR6 8BQ**

No Onward Chain £220,000

PROPERTY FEATURES

- **Extended Semi-detached Bungalow**
- **2 Bedrooms**
- **Spacious Lounge/Dining Room**
- **Large Kitchen**
- **Shower Room**
- **Gas Central Heating**
- **Double Glazed**
- **Garage And Adjoining Workshop**
- **South Facing Rear Garden**
- **Close To Town Centre**

To view call 01568 616666





Situated in a quiet cul-de-sac not far from Leominster's town centre, an extended semi-detached bungalow offering double glazed and gas fired centrally heated living accommodation with two good sized bedrooms, spacious lounge/dining room, good sized kitchen, shower room, private parking, a detached garage and workshop and pretty enclosed gardens which are south facing to the rear.

Within the Caradoc Drive development is a large mini market and a regular hopper bus service to Leominster's town centre and also easy access to a railway station.

A composite entrance door opens into an L shaped reception hall having a frosted UPVC double glazed window to side and a door giving access into the lounge/dining room. The good size and light lounge/dining room has an ornamental fireplace, wall lighting, ample room for a family size dining table, plenty of power points and a UPVC double glazed sliding door giving access to a rear patio.

From the lounge/dining room a sliding door opens into the kitchen. The good size and extended kitchen has a working surface with an inset double bowl, stainless steel sink unit with a mixer tap over and cupboards and drawers under. Working surfaces continue with base units to include cupboards, drawers and shelving and there is a planned space for a gas cooker, a range of eye-level cupboards, planned space for an upright fridge/freezer, tiled splashbacks and 3 UPVC double glazed windows. Also situated in the kitchen is an Ideal gas fired boiler heating hot water and radiators as listed and a glazed panelled door from the kitchen opens to a canopy porch with access to the rear gardens.

From the lounge/dining room a sliding door gives access to bedroom one. Bedroom one has a built-in wardrobe unit having sliding doors, hanging rail, power points and attractive UPVC double glazed bow window to front.

Off the reception hall a door opens into bedroom two.

Bedroom two is also a good sized double bedroom having a built-in wardrobe fitment and a UPVC double glazed bow window to the front. From the reception hall a door opens into the shower room having a shower cubicle with a glass sliding door, wet walling to splashbacks and a a mains fed shower over. There is a pedestal wash hand basin, a low flush W.C, a frosted UPVC double glazed window to side and a door into a linen cupboard with shelving.

OUTSIDE.

The property is situated in a popular and sought after cul-de-sac position having a good size driveway to the front with parking for vehicles and attractive floral borders. At the end of the driveway an electric roller door gives access into a garage.

GARAGE.

The good size garage has power points and an archway off the garage leads into an adjoining workshop.

WORKSHOP.

The workshop has working surfaces with cupboards and drawers under, power points, a window and door giving access to the rear garden.

A pathway to the side of the property with outside security lighting leads through a secure gate onto a patio area to the side and then continues to the rear garden.

REAR GARDEN.

The property enjoys a private and secure south facing rear garden, having a large slab patio seating area, outside cold water tap, lawned gardens, deep shrub borders and a greenhouse.

SERVICES.

All mains services connected, gas fired central heating via a combination boiler and telephone subject to BT regulations.

ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 6.91m x 3.58m (22'8" x 11'9")

Kitchen 4.09m (max) x 3.40m (max) (13'5" (max) x 11'2" (max))

Bedroom One 3.28m x 2.74m (10'9" x 9')

Bedroom Two 3.35m x 2.64m (11' x 8'8")

Shower Room

Garage 4.32m x 2.57m (14'2" x 8'5")

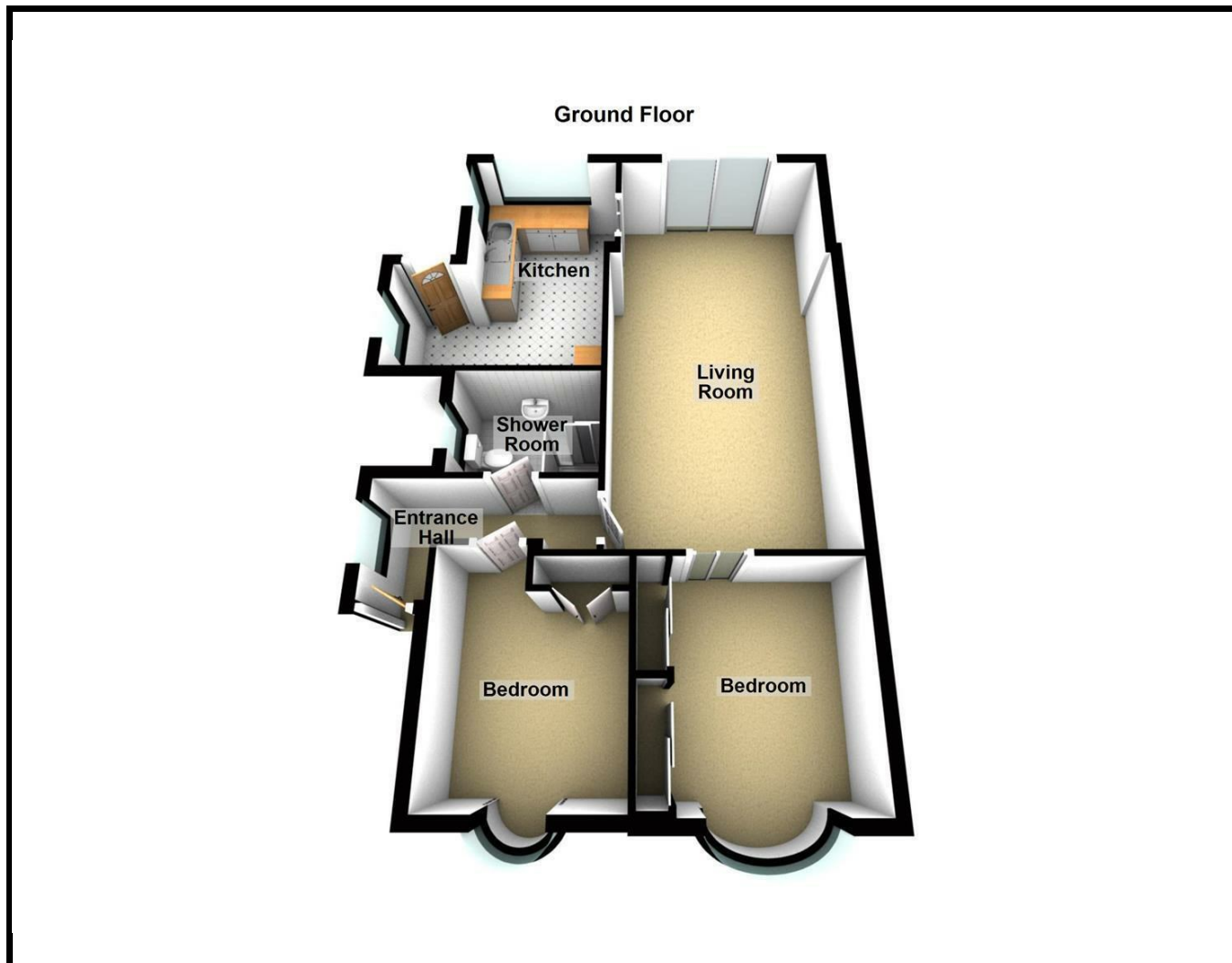
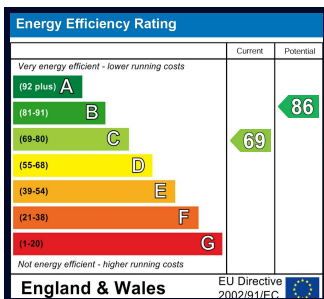
Adjoining Workshop 3.38m x 2.03m (11'1" x 6'8")

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.

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.