



**JonathanWright**  
estate agents



**58 Caswell Road, Leominster, Herefordshire HR6 8BD. £269,500**

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Leominster  
Herefordshire  
HR6 8BD**

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### **PROPERTY FEATURES**

- Semi-Detached House
- 3 Bedrooms
- Good Size Lounge
- Kitchen/Dining Room
- Utility Room With Shower
- Ground Floor Cloakroom/W.C.
- Family Bathroom
- Garage & Parking For Vehicles
- Safe And Secure Rear Garden



**To view call 01568 616666**



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A well presented, spacious semi-detached house offering UPVC double glazed and gas fired centrally heated accommodation to include an enclosed porch, reception hall, good size lounge with wood burning stove, modern kitchen/dining room with original fireplace, a good size utility room with shower. ground floor cloakroom/W.C, rear porch, 3 good size bedrooms, modern bathroom and outside a driveway to front with parking for several vehicles, a large and enclosed garden to rear, ideal for young families and a garage/workshop with power and lighting. The property is well positioned for Leominster's town centre and amenities to include shops, supermarkets, cafes, restaurants, good schooling and a close by railway station with regular train services to the nearby cathedral city of Hereford..

Details of 58 Caswell Road, Leominster are as follows:

A UPVC double glazed entrance door opens into a porch with windows to front and side and a UPVC double glazed door opening into the reception hall. The reception hall has vinyl floor covering and a door opening into the lounge. The good size lounge has some character features to include a fireplace with wood burning stove, standing on a marble hearth, fire surround and mantle shelf over. The lounge has the original picture rail, shelving, TV stand, built in either side of the chimney breast, a UPVC double glazed window to front and a built-in storage unit with deep shelving over. From the lounge a glazed panelled door opens into the kitchen/dining room being a good space for entertaining. The modern fitted kitchen has a working surface with an inset, stainless steel sink unit, cupboards and drawer and working surfaces continuing with further base units to include cupboards, drawer and a tray shelf. Built into the working surface is a Lamona electric hob, stainless steel hood with light over and an electric oven under. There is a planned space for a fridge, matching eye-level cupboards, to include a glass fronted display cabinet, plate rack and ample room for a family size dining table. The kitchen/dining room has an attractive, original working fireplace with storage cupboards built-in either side of the chimney breast. There is wood effect flooring and a glazed panelled door opening into a utility room. The good size utility room has a working surface with a range of cupboards and drawers under, space and plumbing for a tumble dryer, a UPVC double glazed window to rear, wooden laminated flooring and also situated in the utility room is a shower cubicle with an electric shower over. A door from the utility room opens into a ground floor cloakroom/W.C, having a low flush W.C, wash hand basin, vanity unit under and a UPVC double glazed window to side. From the kitchen/dining room a glazed panelled door

opens into a good size rear porch having space and plumbing for a washing machine, upright fridge/freezer, double glazed window to rear and a door opening out to the rear garden. From the reception hall a staircase rises and turns up to the first floor landing having a UPVC double glazed window to side, inspection hatch to loft space above and doors off to bedroom accommodation. Bedroom one is a good size double bedroom having a built-in wardrobe fitment, hanging rails, box storage over, also fitted shelving to either side of the chimney breast, picture rail and a UPVC double glazed window to front. Bedroom two has a UPVC double glazed window to overlooking an attractive garden to rear, double opening doors into a walk-in wardrobe fitment with box storage over. Bedroom three is also a generously sized bedroom having a UPVC double glazed window to rear. From the landing a door opens into the bathroom having a modern suite to include a side panelled bath, shower attachment over, a pedestal wash hand basin and a low flush W.C. The bathroom has wet walling to splashbacks, a frosted UPVC double glazed window to side and an extractor fan.

#### OUTSIDE.

The property is situated in a sought after and mature residential position close to Leominster's town centre and good amenities. The property is approached over a pedestrian pathway to front and onto a gravelled driveway with parking for vehicles. There is a slabbed pathway giving access to the front door and the driveway continues to the side with a concrete hardstanding, ideal for parking for a further vehicle and an up an over door giving access into the garage/workshop.

#### GARAGE/WORKSHOP.

Having power, lighting and a door giving access to the rear garden.

#### REAR GARDEN.

A feature of the property is the attractive, safe and secure large rear garden, ideal for young families and keen gardeners. The garden has a large patio seating area enjoying the daily sunshine, a cold water tap and a useful covered storage area. The garden is laid mainly to lawn with well stocked borders and a pathway leading along the garden through a wrought iron archway with a further lawned garden area to the rear with a deep bed and a small summerhouse.

#### SERVICES.

The property has all mains services connected, gas fire central heating an telephone subject to BT regulations.

## ROOMS AND SIZES

Reception Hall

Lounge 4.72m x 3.66m (15'6" x 12')

Kitchen/Dining Room 5.18m x 2.92m (17' x 9'7")

Utility Room/Shower 3.48m x 1.96m (11'5" x 6'5")

Ground Floor Cloakroom/W.C.

Rear Porch 1.91m x 1.88m (6'3" x 6'2")

Bedroom One 3.05m x 2.92m (10' x 9'7")

Bedroom Two  
3.58m x 2.90m (max) (11'9" x 9'6" (max))

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

Bathroom

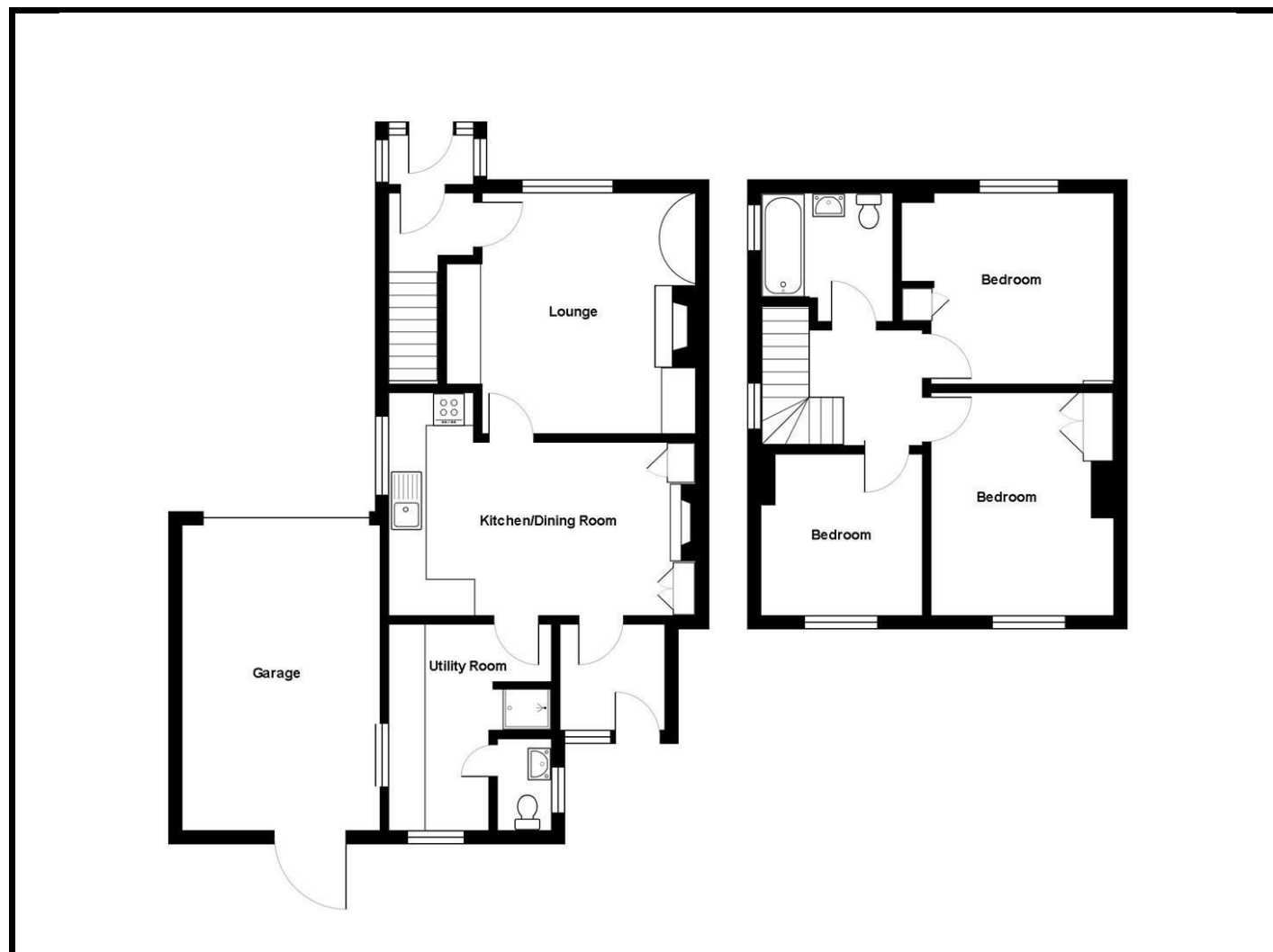
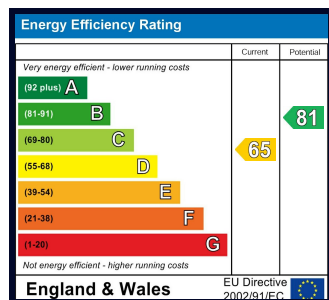
Garage/Workshop 5.05m x 3.23m (16'7" x 10'7")

Rear Garden

## PROPERTY INFORMATION

Council Tax Band -

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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