



JonathanWright
estate agents



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

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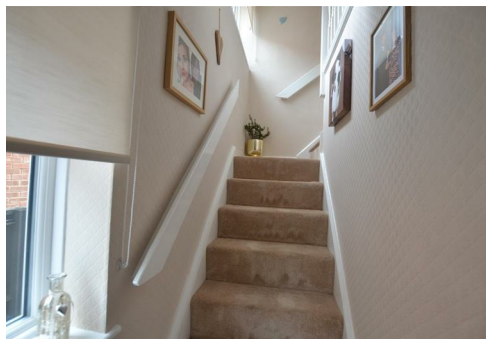
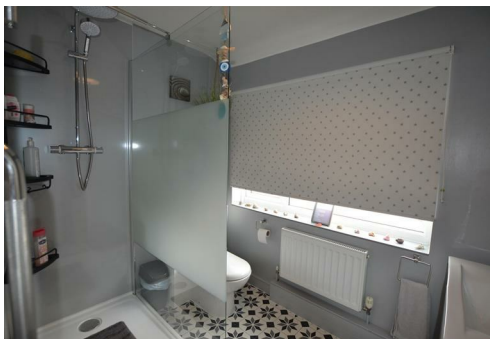
£269,995

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.

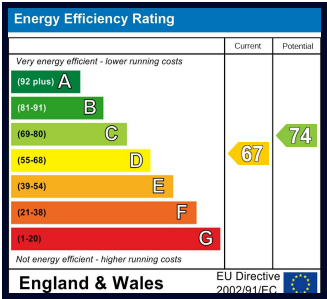
All mains services are connected.

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.

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