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45 Caradoc Drive, Leominster, HR6 8BH. No Onward Chain £230,000

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Leominster
HR6 8BH**

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PROPERTY FEATURES

- **An Extended Semi-Detached House**
- **3 Bedrooms**
- **Lounge**
- **Dining Room**
- **Conservatory**
- **Fitted Kitchen**
- **Wet Room**
- **Rear Garden**
- **Close To Town Centre**



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A modern and extended semi-detached house, offering gas fired centrally heated and UPVC double glazed family living accommodation to include an enclosed porch, reception hall, good sized lounge with fireplace, dining room, kitchen, conservatory, 3 bedrooms, wet room and outside gravelled and shrub garden to the front, a south west facing garden to the rear and a wide driveway with parking for vehicles. Caradoc Drive is a well respected development and is well positioned for Leominster's town centre and nearby amenities to include schooling, a mini-mart and train station.

A UPVC double glazed entrance door opens into an enclosed porch, having a frosted UPVC double glazed windows to the front and a UPVC door opening into the reception hall. The wide reception hall has a door into a cloaks cupboard, a UPVC double glazed window to the side and a door into a deep under stairs storage cupboard.

A glazed panelled door from the reception hall opens into the lounge. The good size lounge has a feature fireplace with a gas living flame and coal effect fire, standing on a raised marble hearth with fire surround and mantle shelf over. There is a UPVC double glazed window to the front and a glazed panelled door opening into the dining room.

The dining room has laminated flooring, room for a dining table and a double glazed sliding door opening out to a rear conservatory.

The conservatory has UPVC double glazed windows overlooking the garden, 2 radiators, tiled flooring and UPVC double glazed French doors opening out to the rear garden.

An archway from the dining room leads into the kitchen.

The kitchen has a range of working surfaces, base units under to include cupboards and drawers, planned space for a washing machine and a space for a further appliance. There are a range of matching eye-level cupboards, corner shelving, space for a gas cooker, UPVC double glazed windows to the rear and side and a UPVC double glazed door giving access to a sheltered area at the side of the property.

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 the bedroom accommodation.

Bedroom one has a UPVC double glazed window to the front and a door into a cupboard housing a Worcester gas fired combination boiler.

Bedroom two is also a double bedroom and has a UPVC double window overlooking gardens to the rear.

Bedroom three has a UPVC double glazed window to the front.

From the landing a door opens into a wet room, having an electric shower, a pedestal wash hand basin and a low flush W.C. There is a frosted double glazed window to the rear and a heated towel rail.

OUTSIDE.

The property is situated on the popular Caradoc Drive development and is accessed to the front over a pedestrian pathway and onto a wide tarmac driveway with parking for vehicles. There are gravelled and shrub gardens to the front and the driveway continues to the side of the property, where there is a sheltered veranda and secure gated access to the rear garden.

REAR GARDEN.

The property enjoys an enclosed and secure rear garden, having a useful sheltered storage area. The garden is brick paved and patio slabbed and has attractive floral and shrub borders and well maintained fencing to boundaries. Situated in the garden is a timber built garden storage shed.

SERVICES.

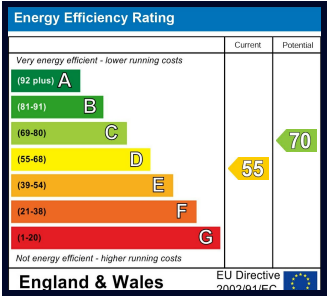
All mains services are connected and gas fired central heating via a modern Worcester combination boiler system.

ROOMS AND SIZES

Reception Hall	
Lounge	5.89m x 3.38m (19'4" x 11'1")
Dining Room	2.74m x 2.49m (9' x 8'2")
Conservatory	2.95m x 2.29m (9'8" x 7'6")
Kitchen	4.19m x 2.44m (13'9" x 8')
Bedroom One	3.38m x 3.05m (11'1" x 10')
Bedroom Two	3.05m x 2.97m (10' x 9'9")
Bedroom Three	2.21m x 2.06m (7'3" x 6'9")
Wet Room	
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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