



**JonathanWright**  
estate agents



**93 Caradoc Drive, Leominster, Herefordshire HR6 8BQ. £230,000**

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Leominster  
Herefordshire  
HR6 8BQ**

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### **PROPERTY FEATURES**

- **Semi-Detached House**
- **3 Bedrooms**
- **Ground Floor Cloakroom/W.C.**
- **Lounge/Dining Room/Kitchenette**
- **Double Glazed**
- **Gas Fire Central Heating**
- **Gardens To Front And Rear**
- **Driveway With Car Port**
- **Close To Town Centre**

**To view call 01568 616666**





A most attractive modern semi-detached house situated in a sought after position within walking distance of Leominster's town centre, schools and amenities with the accommodation being gas fired centrally heated and double glazed to include a reception hall, ground floor cloakroom/W.C, open plan lounge/dining room/kitchen with fitted kitchen appliances, 3 bedrooms, modern fitted bathroom and outside gardens to front and rear, private drive with carport, garden sheds and an open aspect across school playing fields.

An internal inspection is recommended of this smart property and viewing is strictly by prior appointment of the selling agents. Full particulars of 93 Caradoc Drive, Leominster are further described as follows:

The property is a semi-detached modern house of brick construction under a tiled roof. A double glazed entrance door opens into a reception hall having a ceiling light and a door opening into a ground floor cloakroom/W.C. The cloakroom has a low flush W.C, pedestal wash hand basin, opaque double glazed window to side, panelled radiator and a door to a useful under stairs cloaks cupboard. The light lounge/dining room has 2 double glazed windows, one to front and one to rear, wooden laminate flooring, ceiling lights, power points, 2 panelled radiators, smoke alarm and open plan into the kitchenette.

The modern kitchenette has white fronted units to include and inset stainless steel, single drainer sink unit and a built-in fridge/freezer to side. There are base units with cupboards and drawers, space and plumbing for a washing machine, a built in a 4 ring gas hob, extractor hood with light over and a fan assisted electric oven with grill. There is tiling to splashbacks, eye-level cupboards, ceiling spotlighting, continuation of the wooden laminate flooring and double glazed UPVC door opens into the rear gardens.

From the lounge/dining room a doored staircase rises and turns past a double glazed window to the side and up to the first floor landing. The landing has a ceiling light, smoke

alarm, inspection hatch to roof space and a panelled radiator.

Bedroom one has a double glazed window to the front, ceiling light, radiator, power points and a door opening into the airing cupboard with shelving housing the Worcester gas fired modern central heating boiler. Bedroom two has a double glazed window overlooking the garden and school playing fields to the rear, a panelled radiator, power points and ceiling light. Bedroom three has a double glazed window to front, panelled radiator, lighting and power.

The bathroom has a modern suite in white of a panelled bath, mixer tap and a Triton electric shower over. There is a built-in vanity wash hand basin, cupboards under, an enclosed low flush W.C, toiletries cupboard, shelving, tiling to ceiling height throughout, panelled radiator, bathroom floor covering, extractor fan, lighting and an opaque double glazed window to the rear.

#### OUTSIDE.

The property is approached to the front with double opening wrought iron gates giving access across a tarmac driveway and a lawned garden to front. From the tarmac drive there is access under a carport giving covered access through another wrought iron gate into the rear garden.

#### REAR GARDEN.

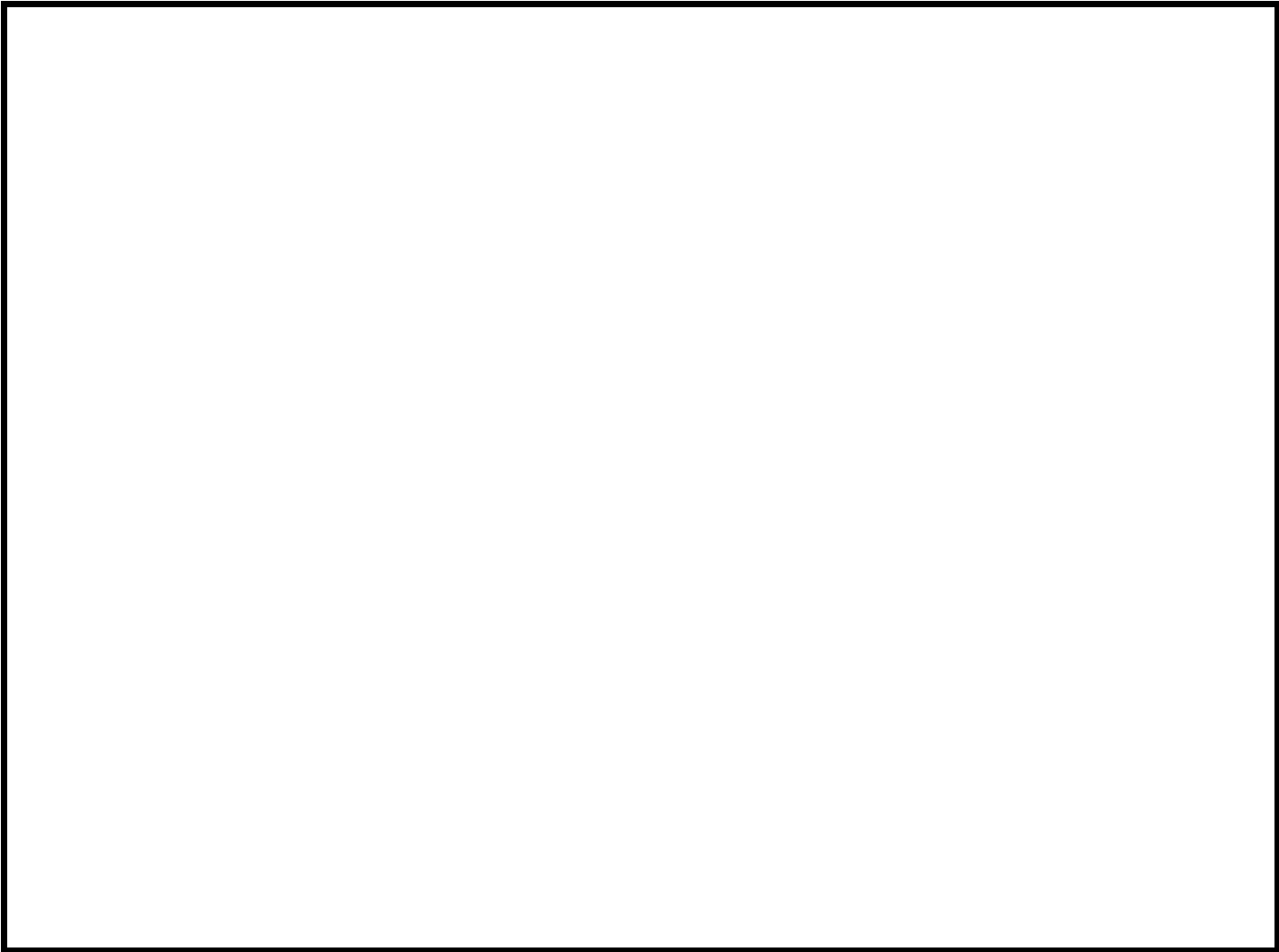
The good size garden has a patio area, lawned garden, trees, plants, shrubs and also 2 garden sheds which are included. There is a gate at the rear giving access across a pedestrian pathway to the town centre.

#### SERVICES.

All main services are connected, gas fired central heating and telephone to BT regulations.

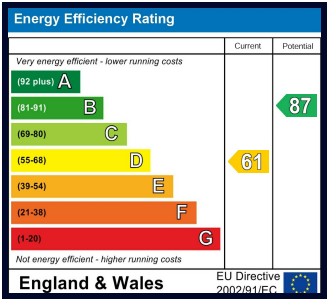
ROOMS AND SIZES

- Reception Hall
- Cloakroom/W.C.
- Lounge/Dining Room 5.92m x 3.61m (19'5" x 11'10")
- Kitchenette 2.54m x 1.73m (8'4" x 5'8")
- Bedroom One 3.40m x 3.10m (11'2" x 10'2")
- Bedroom Two 2.97m x 2.67m (9'9" x 8'9")
- Bedroom Three 2.03m x 1.98m (6'8" x 6'6")
- Bathroom
- 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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