



120 Godiva Road, Leominster, Herefordshire, HR6 8TA

Executive Style Detached 5 Bed Property, Enjoying Open Aspect Asking Price £310,000



**120 Godiva Road
Leominster
Herefordshire**

**HR6 8TA
Asking Price £310,000**

- Situated In Sought After & Mature Residential Location On The Fringe Of The Market Town Of Leominster
- Substantial Executive Detached 5 Bed Family Home With En-Suite To Master Bedroom & 3 Reception Rooms
- Pleasant Enclosed West Facing Rear Garden, Ample Driveway Parking & Single Attached Garage

LOCATION

120 Godiva Road is a modern styled detached property set in a popular residential area with generous accommodation over two floors. The property has ample driveway parking and good sized private gardens to the rear, benefiting from an open aspect view to the front and all set on the outskirts of the popular market town of Leominster. The town itself offers an excellent range of amenities including a number of High Street shops, supermarkets, doctor and dental surgery, primary and secondary school and leisure facilities including swimming pool. The larger Cathedral City of Hereford is located approximately 14 miles to the south where a more comprehensive range of facilities can be found, with the ever popular South Shropshire Historic town of Ludlow also easily to hand.

BRIEF DESCRIPTION

120 Godiva Road is a modern detached property having good sized accommodation over two floors to include: an entrance hallway with cloakroom, living room with feature bay window to the front leading through to a spacious dining room to the rear overlooking the gardens with patio doors to the same. There is a refitted breakfast/kitchen with ample space for dining/entertaining leading to a playroom/t.v. room. Also, there is a utility room with door leading out to the rear garden and additional cloakroom.

To the first floor, the property has a spacious landing with doors communicating off to five bedrooms, three of which benefit from fitted wardrobes, with the master bedroom having an en-suite shower room and there is an additional family bathroom, all benefiting from double-glazing and gas-fired central heating throughout.

Outside, the property has a wonderful position with open aspect to the front. There is ample driveway parking to the front of the property, ideal for motorhome/caravan parking. To the rear, the

property has generous enclosed gardens with a large paved patio area and lawned areas surrounded by a wall and fencing with secure gated access to the front.

The Agents strongly recommend early inspection to appreciate the size and setting of the property on offer.

SERVICES

Mains Electricity, Gas, Water & Drainage
Gas-fired central heating.
Telephone (Subject to B.T. Regulations).

OUTGOINGS

Council Tax Band: E

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600

DIRECTIONS

From Leominster, proceed up Bargates onto Barons Cross Road, taking the turning right into Buckfield Road, continue along Buckfield Road turning right into Godiva Road, follow the road along approx. 1/4 mile turning right into a small close where the property can be located on the left hand side at the bottom of the close.

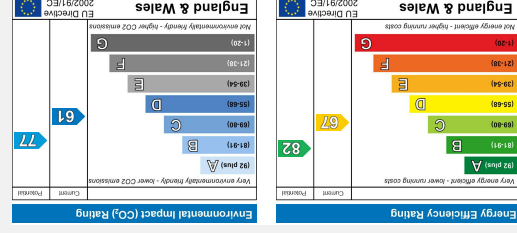
Jackson Property (Leominster)

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inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

