



145 Godiva Road, Leominster, Herefordshire HR6 8TB

Well Presented Detached 4 Bed Family Home

Asking Price £270,000



145 Godiva Road

Leominster, Herefordshire HR6 8TB

- Set In A Popular Mature Residential Position
- Modern Detached Family Residence
- Gas Central Heating & Double Glazing
- Spacious 4 Bedroomed Accommodation
- Fitted Kitchen & Separate Utility Room
- En-Suite Facilities To Master Bedroom
- Additional Family Bathroom
- Conservatory Addition To Rear
- Most Attractive South Facing Landscaped Gardens To The Rear
- Single Garage & Driveway To The Front

Asking Price

£270,000

Freehold

To arrange a viewing please contact us on

t. 01568 610600

info@bill-jackson.co.uk

www.bill-jackson.co.uk



LOCATION

Set in a mature residential location on the western fringes of the market town of Leominster. The town itself offers a comprehensive range of amenities including a number of traditional High Street shops, supermarkets, doctor and dental surgery, primary and secondary school, leisure facilities including swimming pool and excellent transport links to include both bus and railway station. The larger Cathedral City of Hereford is located approximately 13 miles to the south where a more extensive range of facilities can be found, with the ever popular South Shropshire historic town of Ludlow also readily available.

BRIEF DESCRIPTION

The property itself is generously proportioned, set over 2 floors and offers versatile family accommodation of Living Room with fireplace, Separate Dining Room, Delightful Conservatory, Fitted Kitchen with Utility Room and Ground Floor Cloakroom. On the first floor there are 4 Bedrooms, Master Bedroom with En-Suite Shower Room and Additional Family Bathroom. Outside, the property is set in Beautifully Presented Landscaped Gardens which are south facing, having both Patio Seating Area, gravelled areas and Well Stocked Established Flower Beds. There is an Integral Garage with Ample Vehicular Parking to the front via a driveway. It also has the benefit of solar panels, fitted in 2013, providing an annual income and reducing the cost of electricity in this energy efficient property.

SERVICES

Mains Electricity, Gas, Water & Drainage.
Gas fired central heating to radiators where listed.
PV panels fitted to roof, providing both an annual income and reduced outgoings. For further details please contact the agents.

OUTGOINGS

Council Tax Band: D

LOCAL AUTHORITY

The Herefordshire Council - 01432 260000

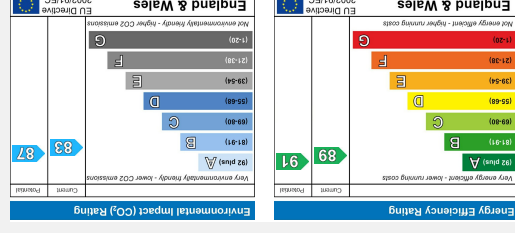
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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part

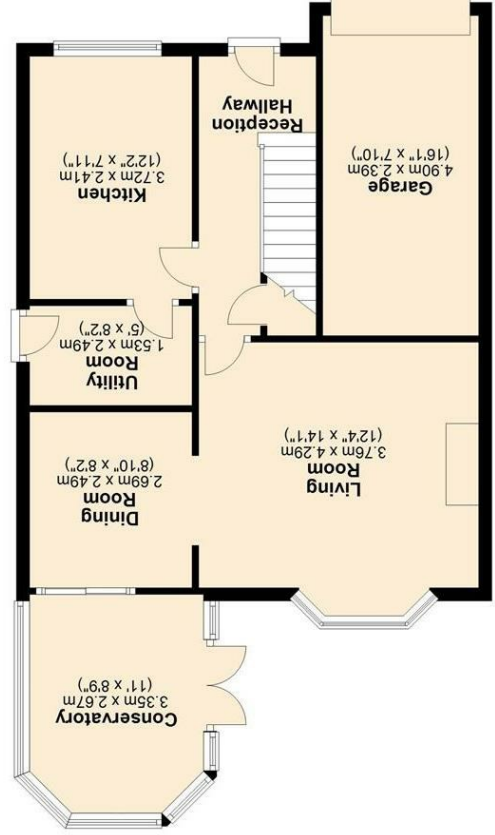


of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by 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.



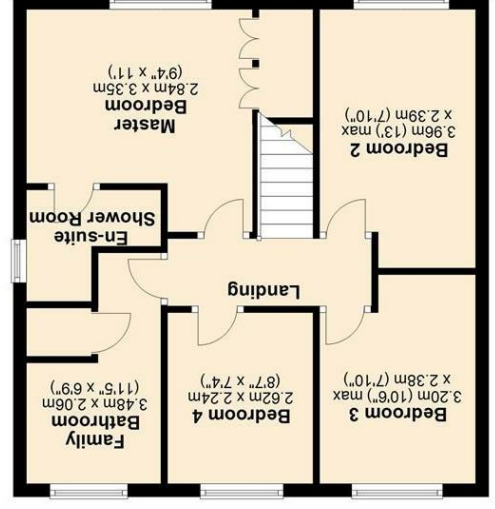
Ground Floor
 Approx. 66.3 sq. metres (713.4 sq. feet)



Total area: approx. 116.2 sq. metres (1251.2 sq. feet)

145 Godiva Road, Leominster

First Floor
 Approx. 50.0 sq. metres (537.8 sq. feet)



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.