



42 Caradoc Drive, Leominster, Herefordshire, HR6 8BQ

Spacious Extended Semi-detached 2 Bed Bungalow - Chain Free Asking Price £190,000



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Leominster
Herefordshire**

**HR6 8BQ
Asking Price £190,000**

LOCATION

Caradoc Drive is a mature and popular residential location, convenient to the local general stores and also within easy walking distance of the town centre of Leominster as well as the railway station. The town itself offers an excellent range of amenities including a number of traditional 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

This extended semi-detached bungalow is approached from a gated driveway leading to the double glazed front door to the side which open to the Reception Hallway with ceiling light, wall mounted thermostat control and door to useful cloaks cupboard with fitted shelving. A door then leads off to the extended Living/Dining Room with large double glazed patio door opening out to the rear garden, wall lighting and a feature coal effect gas fire to the Living Area set on a raised hearth with stone surround and mantle above. A staircase for the Living Area leads up to the Attic Room with a further sliding door leading through to the extended Kitchen. The Kitchen comprises a range of wood fronted base and wall units with ample work surfaces, inset sink and tiled splash backs. There is planned space for cooker, fridge and freezer with double glazed window to the rear and further double glazed window and door opening to the side.

From the Living Area a door leads through to Bedroom 1, a pleasant double bedroom with ceiling light, fitted double wardrobe with mirror fronted doors, hand wash basin with cupboard below and double glazed window to the front elevation. Bedroom 2 leads off the Reception Hallway and has a central ceiling light and double glazed window to the front. The modern fitted Shower Room is also off the Reception Hallway and includes a double shower cubical, low flush w/c and hand wash basin.

A staircase from the Living Area leads up to a large Attic Room with dormer style double glazed window to the rear and access to useful under eaves storage.

- Located In The Market Town Of Leominster In A Quiet Cul-De-Sac Of Similar Properties
- A Semi-Detached 2 Bedroomed Bungalow, With Extended Kitchen, Living Room & Attic Room
- With Driveway Parking, Enclosed Carport, Garage/Workshop & Rear Garden. The property requires updating/modernisation.

OUTSIDE

Set in a quiet cul-de-sac of similar properties, a gated driveway to the front provides ample off road parking and leads onto an enclosed carport to the side which measures 26'0 x 7'8 (7.92m x 2.34m) which benefits from power and light and also provides a utility area with a stainless steel sink with cupboards below and space and plumbing for washing machine.

This leads onto a traditional style single garage measuring 14'4 x 7'8 (4.37m x 2.34m) with up and over door, power and light and personal door opening to the rear garden. The rear garden benefits from a south westerly aspect and includes a patio seating area directly to the back of the bungalow which leads onto a pleasant lawn garden with the benefit of a detached metal framed garden shed measuring 9'0 x 6'0 (2.74m x 1.83m) and outside cold water tap.

The property requires updating/modernisation.

SERVICES

Mains Electricity, Water, Drainage and Gas.

OUTGOINGS

Council Tax Band: B

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

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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.



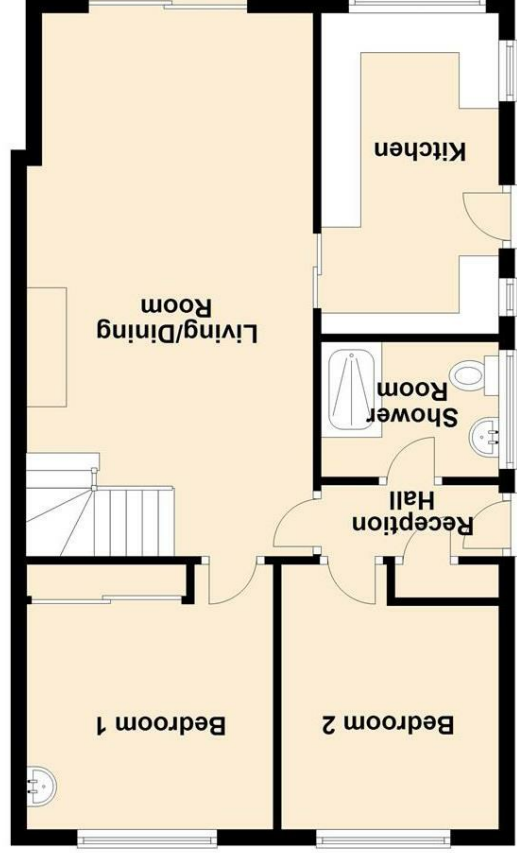


Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following service: Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
EU Directive 2002/91/EC Not energy efficient - higher energy costs		EU Directive 2002/91/EC Not environmentally friendly - lower CO ₂ emissions	

- ROOM MEASUREMENTS**
- ATTIC ROOM - 15'11 x 10'9 (4.85m x 3.28m) max
 - FIRST FLOOR
 - SHOWER ROOM - 7'4 x 5'6 (2.24m x 1.68m)
 - BEDROOM 2 - 10'11 x 8'9 (3.33m x 2.67m) max
 - BEDROOM 1 - 10'11 x 10'4 (3.33m x 3.15m)
 - KITCHEN - 13'2 x 7'2 (4.01m x 2.18m)
 - LIVING/DINING ROOM - 22'11 x 11'10 (6.99m x 3.61m)

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.



Total area: approx. 77.6 sq. metres (835.1 sq. feet)