



No. 30 (Plot 1) Pinsley Mill Gardens, Leominster, Herefordshire, HR6

Asking Price £205,000



- New Build Town Houses
- 3 Bedrooms
- Open Plan Kitchen/Living Room
- Built In Appliances
- 3 Bathrooms
- Double Glazing
- Gas Central Heating
- Parking and Gardens

Reception Hall

Radiator, laminated flooring with stairs off and door to

Bedroom 1

2 Double Glazed Windows to the rear, Radiator and Built-In Wardrobe.



Shower Room

Shower Cubicle, Low Level WC, Wash Hand Basin, Chrome Heated Towel Rail, Extractor Fan, Spotlights, Tiled Surfaces and Granite Tops.

Bedroom 2

Double Glazed Window to the front, Radiator and Built-In Wardrobe.

Bathroom

Double Glazed Window to the front, Bath, Low Level WC, Pedestal Wash Hand Basin, Chrome Heated Towel Rail, Shower with Screen, Spotlights, Extractor Fan and Tiled Surfaces.

Kitchen/Living/Dining Room

Window to front elevation, Electric Oven, Gas Hob and Extractor Hood, built in Dishwasher and Washing Machine, Fridge/Freezer, 2 Radiators, 1.5 width sink with Mixer Tap, Spotlights, Understairs Cupboard and Double Glazed Doors to the rear.

Second Floor Landing

Useful Storage Cupboard and Velux Roof Window.

First Floor Landing

Double Glazed Window to the side, Storage Cupboard and stairs off.

Study/Playroom

Velux Roof Window and Spotlights.

jackson
property



**No. 30 (Plot 1) Pinsley Mill
Gardens
Leominster
Herefordshire
HR6 8NW**

Bedroom 3

Double Glazed Window to front,
Built-In Double Wardrobe with
Mirrored Sliding Doors, Radiator, Loft
Access and Door to

En-suite Shower Room

Shower Cubicle, Low Level WC,
Pedestal Wash Hand Basin, Obscure
Double Glazed Window to the front,
Centrally Heated Towel Rail, Tiled
Surfaces, Spotlights and Extractor
Fan.

Outgoings

Council Tax Band - TBC

Directions

Proceeding down Etnam Street away from
the Town Centre, turn left by the White
Lion Public House and the property is
located on the left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A			(82 plus) A		
(61-81) B			(61-81) B		
(39-60) C			(39-60) C		
(25-44) D			(25-44) D		
(19-44) E			(19-44) E		
(15-18) F			(15-18) F		
(1-14) G			(1-14) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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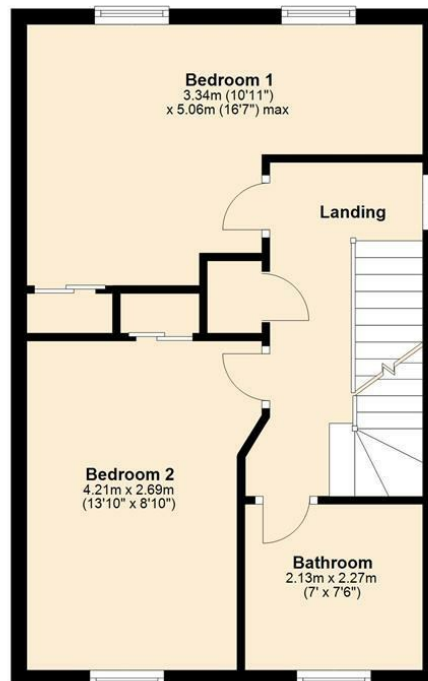
Ground Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



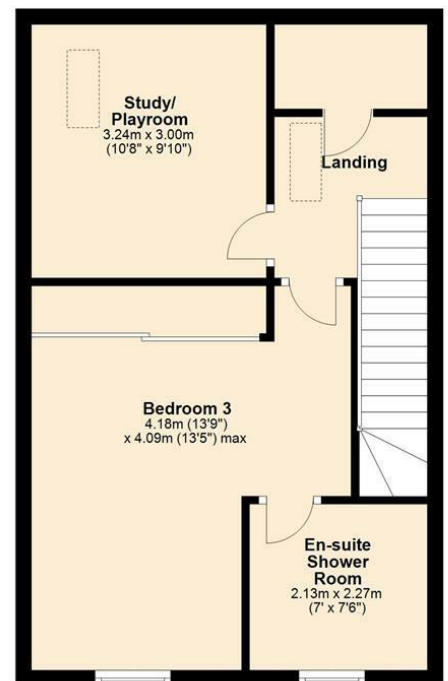
First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Second Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Total area: approx. 125.4 sq. metres (1349.6 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

Pinsley Mill (3 Bedrooms), Leominster