



No.29 (Plot 2) Pinsley Gardens, Leominster, Herefordshire, HR6 8NS

Asking Price £190,000



- 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

Shower Room

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

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.

First Floor Landing

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

Bedroom 1

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

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.

Second Floor Landing

Useful Storage Cupboard and Velux Roof Window.

Study/Playroom

Velux Roof Window and Spotlights.

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

Jackson Property (Leominster)

for themselves and the vendors of the property, whose agents they are, give notice that these

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property



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.

Directions

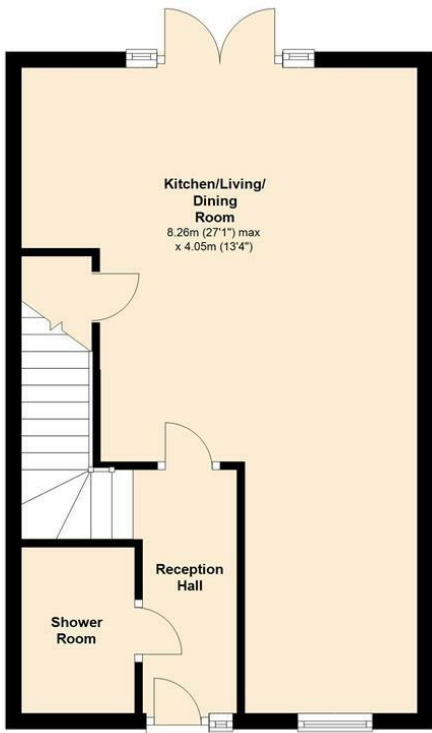
Proceeding down Etnam Street away from the Town Centre, turn left by the White Lion Public House and the property is located on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

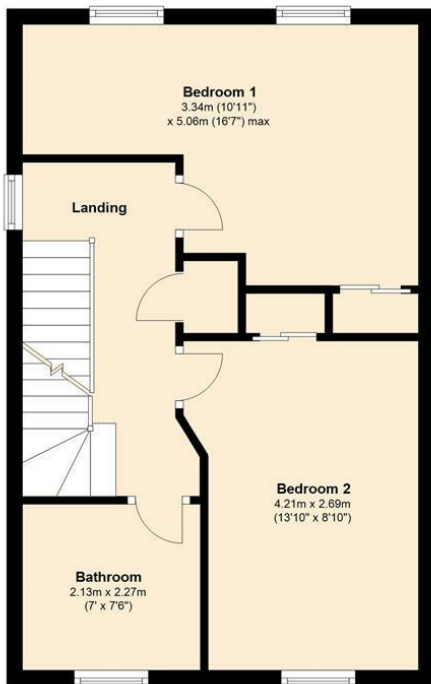
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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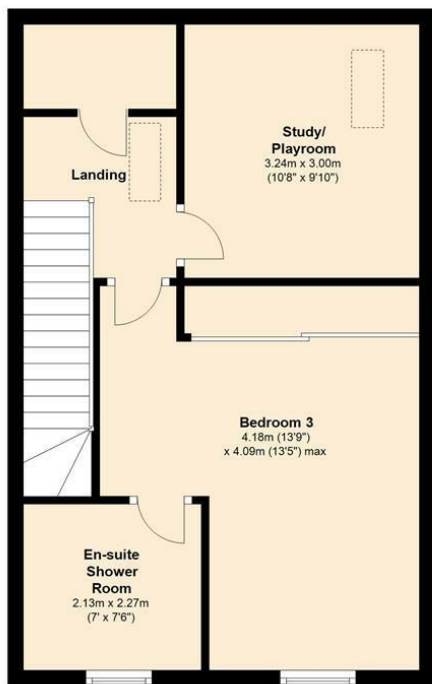
Ground Floor
Approx. 41.8 sq. metres (450.0 sq. feet)



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.

Plot 2, Pinsley Mill, Leominster