



No. 27 (plot 4) Pinsley Mill Gardens, Leominster, Herefordshire, HR6 8NW

Newly Built, Flexible 3 Bed Town House

Asking Price £197,500



No. 27 (plot 4) Pinsley Mill

Leominster, Herefordshire, HR6 8NW

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

Asking Price

£197,500

Freehold

To arrange a viewing please contact us on

t. 01568 610600
info@bill-jackson.co.uk
www.bill-jackson.co.uk



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.

Outside

Enclosed rear garden and nearby allocated parking

SERVICES

All Mains Services

OUTGOINGS

Council Tax Band - TBC



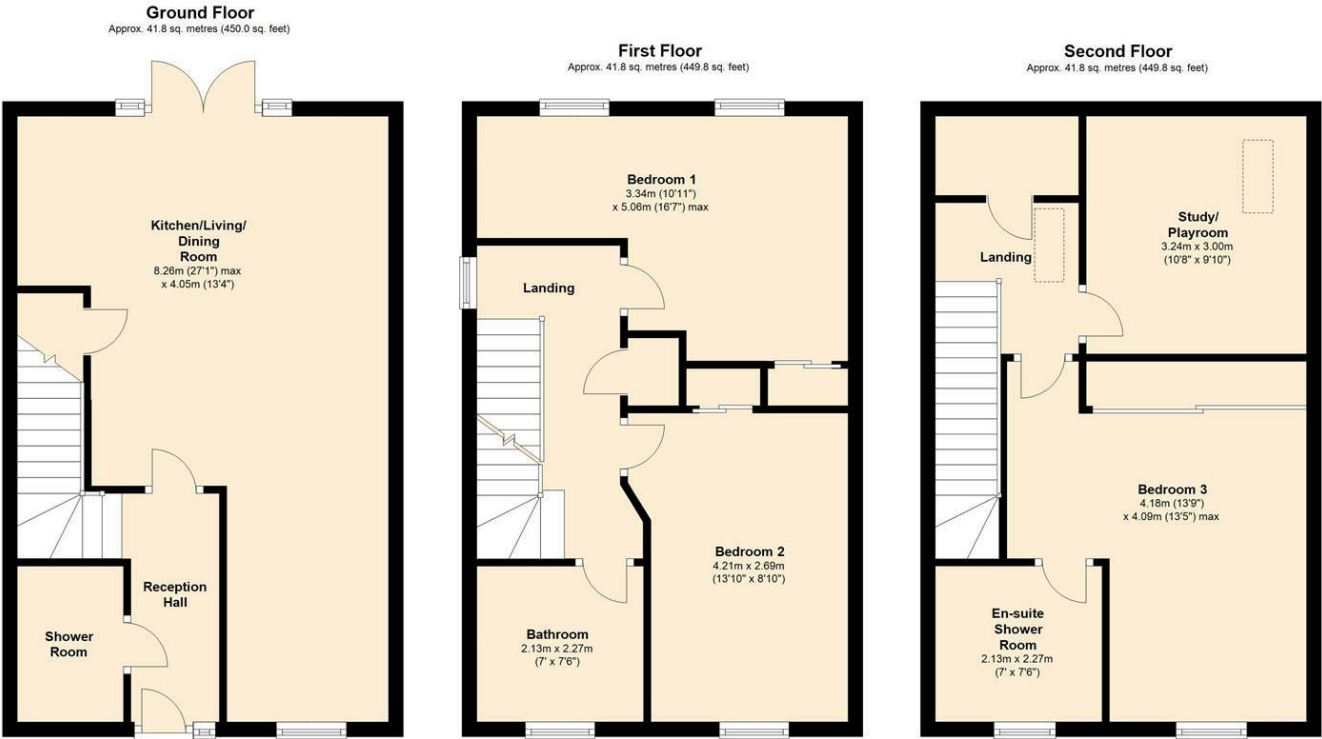
LOCAL AUTHORITY
Herefordshire Council. Telephone 01432 260000

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

Jackson Property (Leominster)
for themselves and the vendors of the property,
whose agents they are, give notice that these
particulars, although believed to be correct, do not
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fact and that they do not make or give any
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this property. Any intending purchaser must satisfy
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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.

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		
(92 plus) A		93	(92 plus) A		93
(81-91) B	85		(81-91) B	86	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Total area: approx. 125.4 sq. metres (1349.6 sq. feet)
These Plans are for Identification and Reference Only.
Plan produced using PlanUp.
Plot 4, Pinsley Mill, Leominster

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.