



**No. 24 (Plot 7) Pinsley Mill, Leominster, Herefordshire, HR6 8NW**

**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

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Leominster  
Herefordshire  
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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.

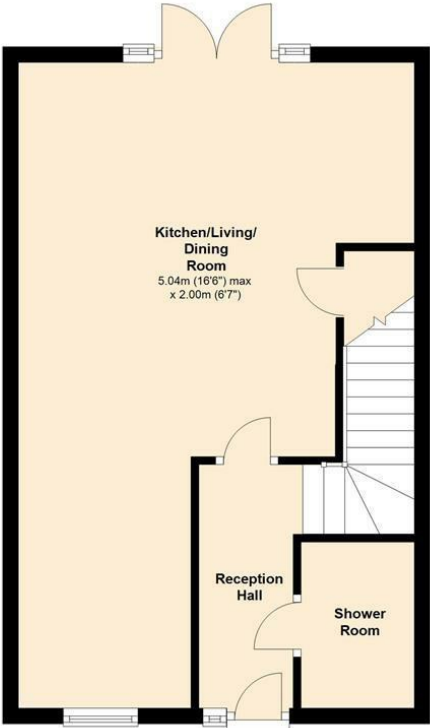
**Directions**

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.

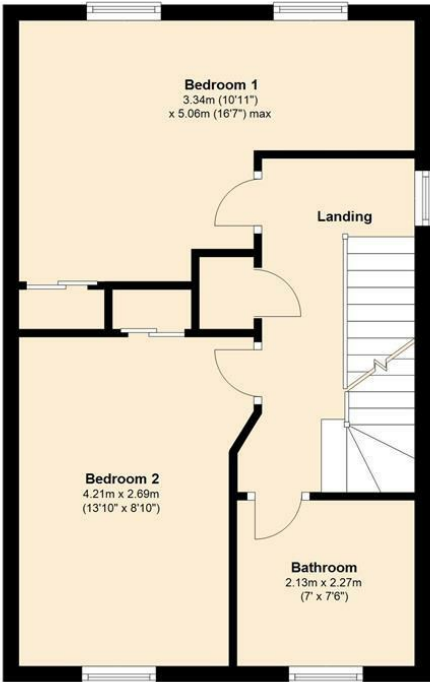
| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (81-91) A                                   |         |           | (81-91) A   |         |           |
| (61-81) B                                   |         |           | (61-81) B   |         |           |
| (41-61) C                                   |         |           | (41-61) C   |         |           |
| (21-41) D                                   |         |           | (21-41) D   |         |           |
| (1-21) E                                    |         |           | (1-21) E  |         |           |
| (1-21) F                                    |         |           | (1-21) F  |         |           |
| (1-21) G                                    |         |           | (1-21) G  |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |

Jackson International - for themselves and the owners/landlords 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/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

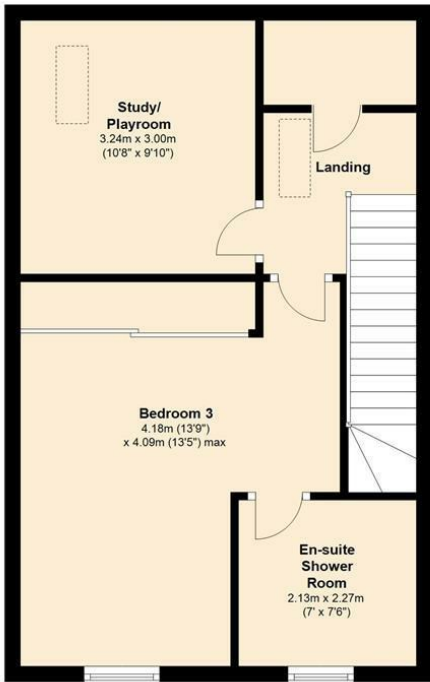
**Ground Floor**  
Approx. 41.8 sq. metres (450.0 sq. feet)



**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 7, Pinsley Mill, Leominster**