



## No. 19 (Plot 12) Pinsley Mill Gardens, Leominster, Herefordshire, HR6 Asking Price £165,000



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

### Entrance Hall

Laminated Flooring, Radiator, Stairs off

### Shower Room

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

### Kitchen/Living/Dining Room

Double Glazed Window to the front, Double Glazed Doors to the rear, Radiator, Understairs Cupboard, Granite Worktops, Sink, Electric Oven, Gas Hob with Extractor Hood, Integrated Washer/Dryer, Integrated Dishwasher, Fridge/Freezer, Spotlights and Upstands.

### Landing

Double Glazed Window to the side, Storage Cupboard and Loft Access.

### 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

Bath, Low Level WC, Wash Hand Basin Vanity Unit, Obscured Double Glazed Window to the front, Spotlights, Extractor Fan, Shower over bath and Screen, Chrome Heated Towel Rail and Tiled Surfaces.

### Garden

Astro Turf, Fencing, Gate to the front, 2 Parking Spaces and Bin/Bike Store.

### Outgoings

Council Tax Band - TBC

### 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 constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made

**jackson**  
property





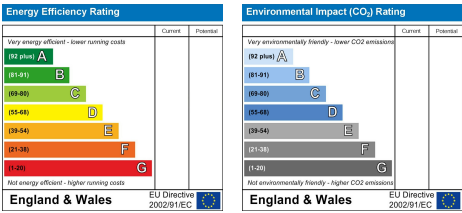
**No. 19 (Plot 12) Pinsley Mill  
Gardens  
Leominster  
Herefordshire  
HR6 8NW**

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**

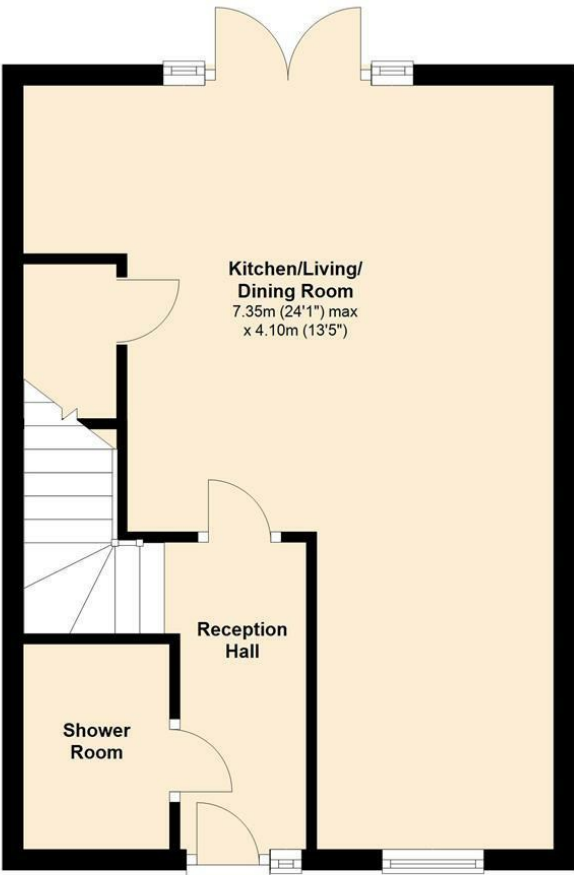
Proceeding down Etnam Street away from the Town Centre, turn left by the White Lion Public House and the property is located on the left hand side.



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.

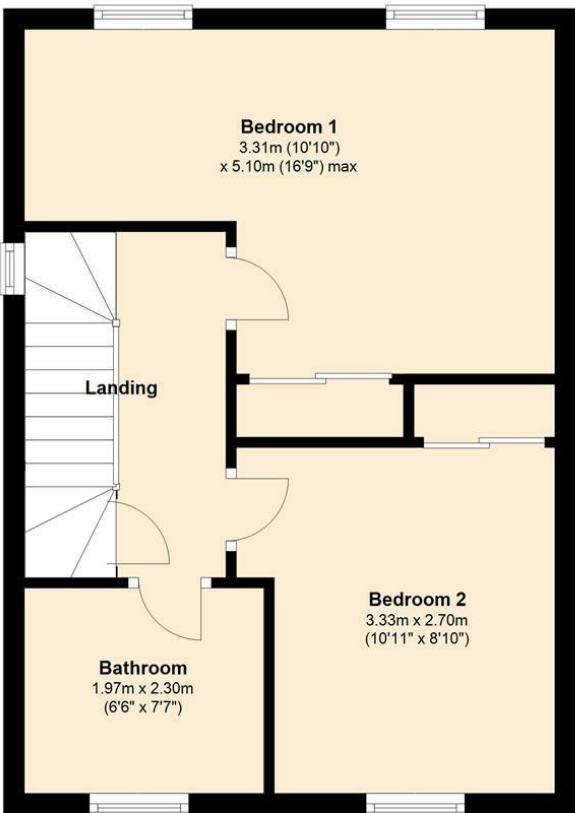
**Ground Floor**

Approx. 37.5 sq. metres (403.3 sq. feet)



**First Floor**

Approx. 37.5 sq. metres (403.2 sq. feet)



Total area: approx. 74.9 sq. metres (806.5 sq. feet)

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

**Plot 12, Pinsley Mill, Leominster**