



18 Pinsley Mill Gardens, Leominster, Herefordshire, HR6 8NW

Newly Built 2 Bed Terraced Town House

Asking Price £165,000



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Leominster  
Herefordshire  
HR6 8NW  
Asking Price £165,000**

**LOCATION**

Forming part of an exclusive new homes development set on the fringe of the market town of Leominster. The town itself offers a comprehensive range of amenities including a number of traditional High Street shops, supermarkets, doctor and dental surgeries, primary and secondary schools, leisure facilities including swimming pool and excellent transport links including railway station. The larger Cathedral City of Hereford is located approximately 13 miles to the south where a more comprehensive range of amenities can be found and the popular South Shropshire Historic town of Ludlow is also close to hand.

**BRIEF DESCRIPTION**

From the front elevation a canopy style porch frames the front door with the benefit of an enclosed outside store to the side. The front door opens to the reception hallway which has wood effect flooring and door leads off to the ground floor shower room/cloakroom which is well appointed and includes low flush W/C, wash hand basin inset to vanity unit, chrome heated towel rail and enclosed shower. Also leading off the reception hallway is the spacious open plan kitchen/living/dining room, the kitchen is fitted with a comprehensive range of matching base and wall units with work surfaces to the base units and breakfast bar with integrated appliances to include gas hob, electric oven and grill with extractor hood over, washing machine and fridge/freezer. The room then opens out to the living area with double glazed French

- Forming Part Of An Impressive New Development On The Fringe Of The Market Town Of Leominster
- Excellent Mid-Terraced Town House Offering Spacious 2 Double Bedroomed Accommodation With Open Plan Kitchen/Living/Dining Room
- Pleasant Enclosed Rear Garden & Two Allocated Parking Spaces.

doors leading out to the rear gardens and useful under stairs storage cupboard. From the reception hallway a staircase leads up to the first floor landing with doors off to all room. Bedroom 1 is a spacious double bedroom which benefits from built-in wardrobes with windows to the rear elevation. Bedroom 2 can also accommodate a double bed, has built in wardrobe and window to the front elevation. The family bathroom is well appointed with panelled bath with shower over and fitted screen, low flush W/C, wash hand basin with fitted storage below, chrome heated towel rail and window to the front elevation.

**OUTSIDE**

The gardens to the rear are fitted with Astroturf for ease of maintenance, outside lighting with the benefits from two allocated parking spaces to the front.

**SERVICES**

Mains Electricity, Gas, Water & Drainage.  
Gas centrally heated  
Telephone (subject to B.T. Regulations)  
LABC 10 Year Guarantee.

**OUTGOINGS**

Council Tax Band - TBC

**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



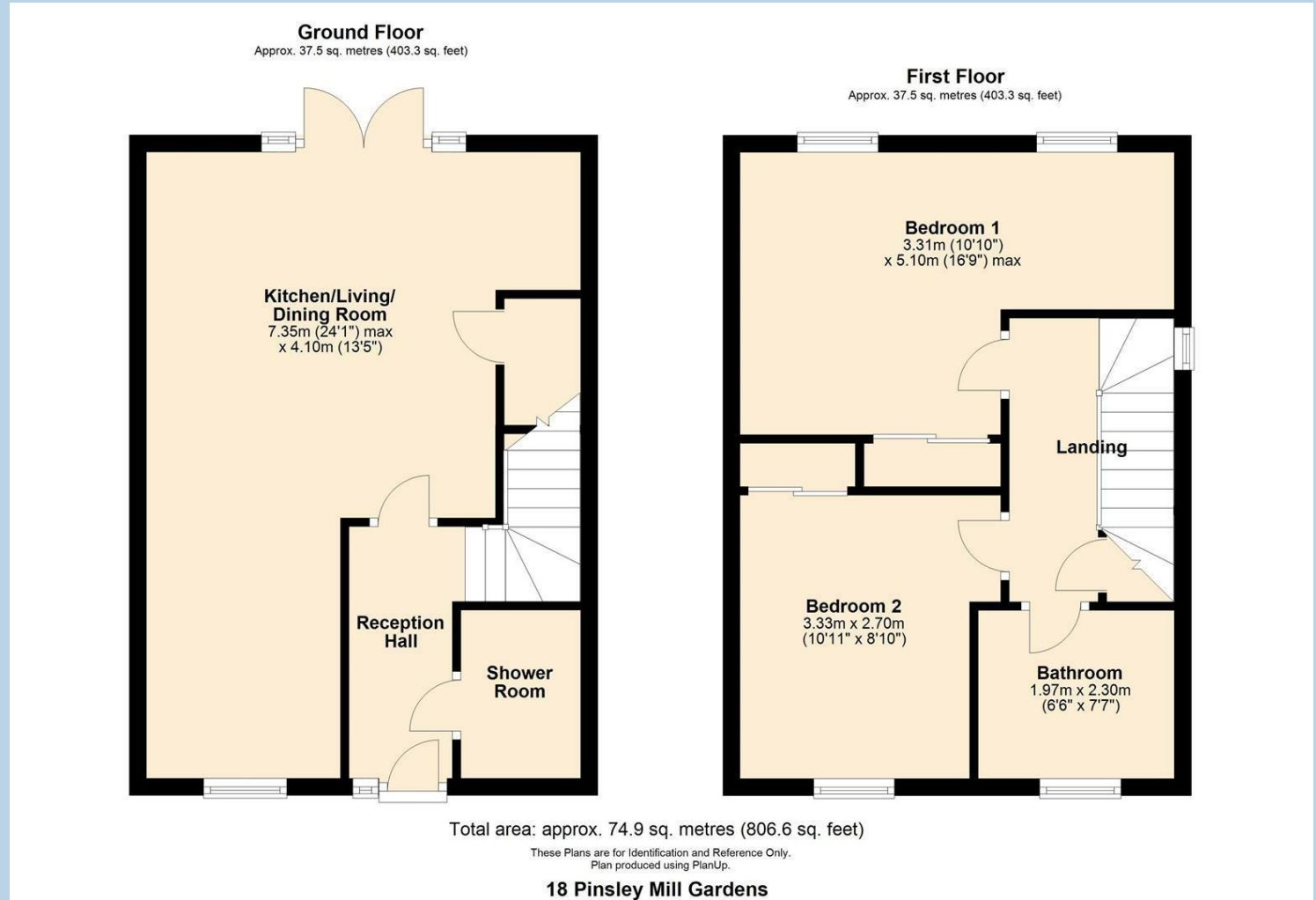




believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation 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.

| Energy Efficiency Rating   |              | Environmental Impact (CO <sub>2</sub> ) Rating   |              |
|--|--------------|--|--------------|
| Current  | Potential    | Current  | Potential    |
| <br>A (92 plus)<br>B (81-91)<br>C (69-80)<br>D (55-68)<br>E (39-54)<br>F (21-38)<br>G (1-20) | <br>96<br>84 | <br>A (92 plus)<br>B (81-91)<br>C (69-80)<br>D (55-68)<br>E (39-54)<br>F (21-38)<br>G (1-20) | <br>98<br>86 |
| England & Wales<br><small>EU Directive 2002/91/EC</small>                                    |              | England & Wales<br><small>EU Directive 2002/91/EC</small>                                    |              |



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.