



14 St Marys Way Kingsland, Leominster, Herefordshire, HR6 9SJ 80% Shared Equity - £144,000



- Popular Well Serviced Rural Village Location
- Part Of Exclusive New Homes Development
- 2 Bed Mid Terraced House
- Gas Centrally Heated & Double Glazed

LOCATION

Kingsland is a sought after North Herefordshire village, set amidst delightful rural countryside. The village has a thriving local community and offers an excellent range of amenities including two well supported pubs/restaurants together with post office/shop, sought after primary school, village hall with tennis courts and playing fields, Parish Church and the Luctonians Sports Club on the fringe of the village. The market town of Leominster is only 4 miles distant, the Cathedral City of Hereford approximately 15 miles and Ludlow about 8 miles.

BRIEF DESCRIPTION

This newly built mid terraced house forms part of an exclusive development on the fringe of the popular village of Kingsland. The property itself offers gas centrally heated and fully double glazed accommodation set over two floors to include in brief: lounge/dining room, well fitted kitchen including gas hop, electric cooker, dishwasher and plumbing for washing machine and downstairs cloakroom/WC on the ground floor and two good sized bedrooms and family bathroom on the first floor.

Outside the property benefits from 2 allocated parking space and pleasant enclosed lawned gardens to the rear.

SERVICES

Mains Water, Electric, Gas and Drainage connected.

- Pleasant Enclosed Rear Garden
- Allocated Parking
- Comes With 10 Year L.A.B.C Warranty
- Part Of A Shared Equity Housing Scheme

BT Fibre phone lines are provided to the building but individual connections and contracts with the service provider have to be arranged by the new home owner.

OUTGOINGS

Council Tax Band: to be assessed.

LOCAL AUTHORITY

The Herefordshire Council- 01432 260000

WARRANTY

A 10 year L.A.B.C. Warranty will be in place together with a 6 months defects liability period on all G.P. Thomas Constructions's works.

VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

SHARED EQUITY HOUSING

These Shared Equity Houses are being sold at a 20% discount off the open market value.

If you would like to be considered for one of these properties, Herefordshire Council will need to assess your eligibility. For further details please contact the selling agent for further details.

Jackson Property (Leominster)

for themselves and the vendors of the property, whose

jackson
property



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Herefordshire
HR6 9SJ**

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.

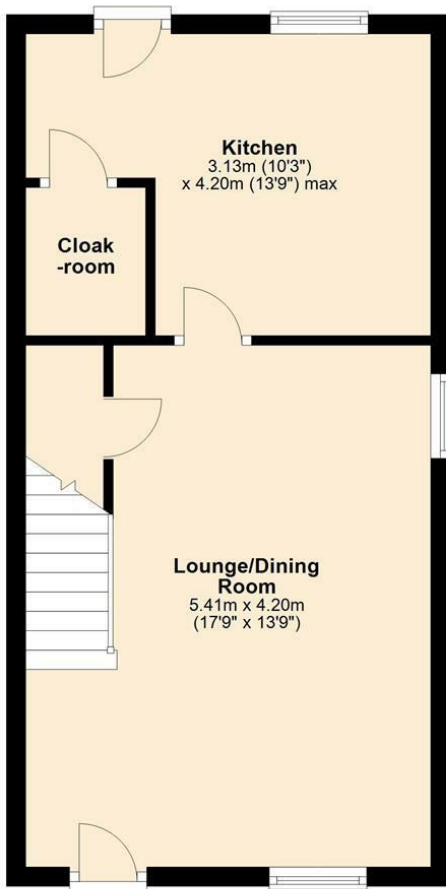
Directions

From Leominster, proceed west on the B4529 towards Kingsland. After 1 mile turn right, signposted Kingsland. Continue on this road into the village and turn right immediately after the Corners Inn and the entrance to Boarsfield and St Marys Way will be found on your right.

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.

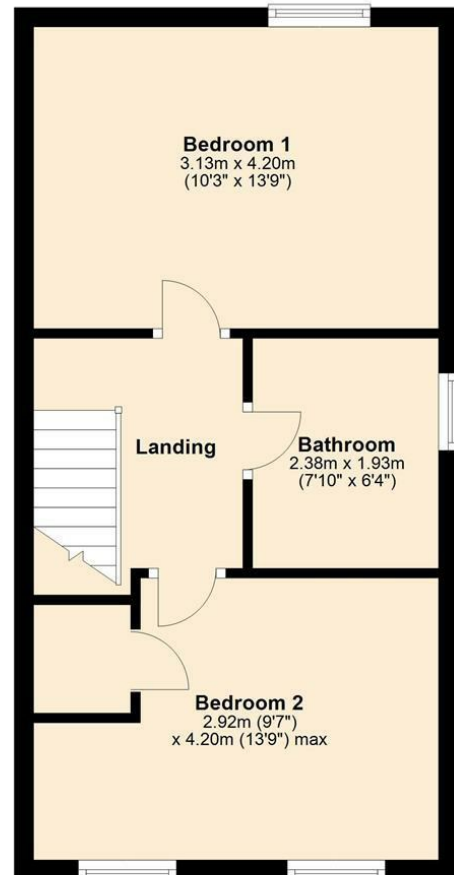
Ground Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



Total area: approx. 72.5 sq. metres (779.9 sq. feet)

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

Plot 13/15, St Marys Way, Kingsland, Leominster