



6 Parsons Walk, Pembridge, Leominster, Herefordshire HR6 9EP

Detached 2 Bed Bungalow On Fringe Of Picturesque Village

Guide Price £285,000



# 6 Parsons Walk

Pembridge, Leominster, Herefordshire HR6 9EP

- Situated In Quiet Cul-de-sac On Fringes Of Picturesque & Well Serviced Rural Herefordshire Village
- A Well Presented Detached Bungalow
- Offering Centrally Heated & Double glazed 2 Double Bedroomed Accommodation
- Including Conservatory Addition To Rear
- Pleasant Mature Gardens With Greenhouse & Garden Shed
- Backdrop Onto Open Farmland/Countryside
- Single Attached Garage & Ample Driveway Parking

*Guide Price*  
**£285,000**  
*Freehold*

To arrange a viewing please contact us on

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



#### LOCATION

Parsons Walk is a quiet cul-de-sac on the fringe of the ever popular village of Pembridge, The village itself, voted RHS Village of the Year in 2013 with it's Historic Market Square and Church, has an unrivalled range of village amenities including two Public Houses, a further Restaurant, Shop and Tea Room, highly sought after Primary School rated outstanding by OFSTED, a Village Hall, Farm Shop and thriving local community. The towns of Leominster, Ludlow and Kington are all easily to hand, with the larger Cathedral City of Hereford a little further to the south.

#### BRIEF DESCRIPTION

Set on a corner plot this well presented detached bungalow is approached via its own private driveway with a path then leading to the side where there is a step up to a recessed double glazed front door. This opens to an L shaped entrance hallway with doors leading off to all rooms. The living room has a lovely brick fireplace with wooden mantel over with Clearview stove inset with a double glazed window overlooking the front garden. The separate dining room to the rear is a good size for a family dining table and then opens out to the lovely conservatory addition to the rear which is a good size with double glazed windows overlooking that gardens with double glazed doors leading out to the same.

The kitchen leads off the dining room with a further return door to the entrance hallway and offers a range of matching base and wall units with space for utilities to include cooker, washing machine and dishwasher with windows to side and rear elevations. Housed in the kitchen is the oil fired central heating boiler and cupboard housing the hot water tank.

The two double bedrooms lead off the entrance hallway with bedroom one benefiting from fitted wardrobes/cupboards and double glazed window to the side elevation and bedroom two having a double glazed window to the front. The family bathroom is also accessed off the entrance hallway

Outside the bungalow benefits from a driveway providing ample parking which leads to an attached single garage with up and over door, power and lighting and an internal door opening into the conservatory to the rear.

The front gardens are well maintained, laid principally to lawn with mature trees with a gated access to the side opening to a further side and rear gardens which include further lawned areas, floral and shrub beds, gravelled pathways and both greenhouse and useful garden shed. The bungalow and gardens benefit from a lovely rural backdrop onto open farmland.

#### SERVICES

Mains Electricity, Water and Drainage.  
Oil fired central heating

#### OUTGOINGS

Council Tax Band: To Be Confirmed



LOCAL AUTHORITY  
 Herefordshire Council. Telephone 01432 260000.

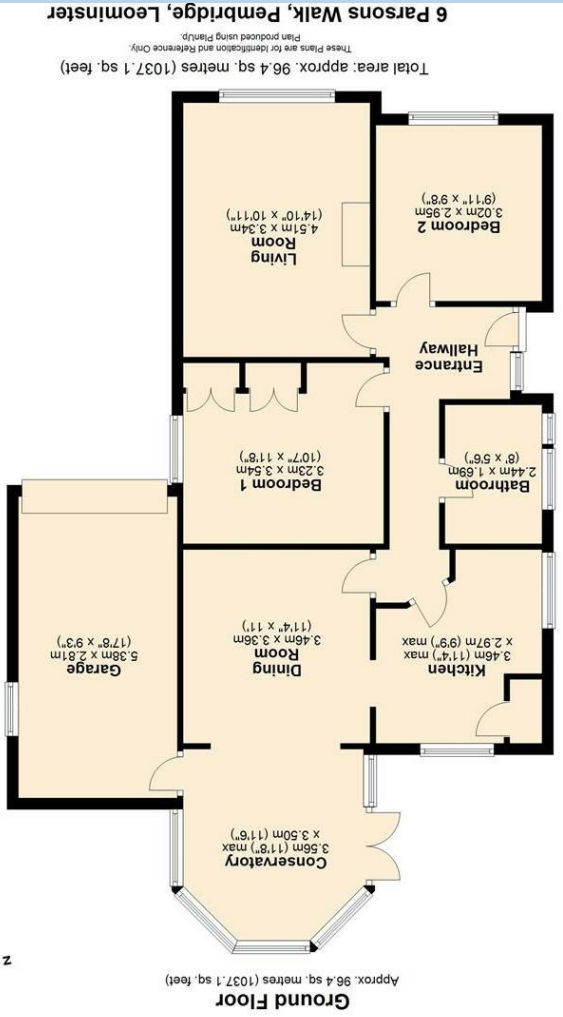
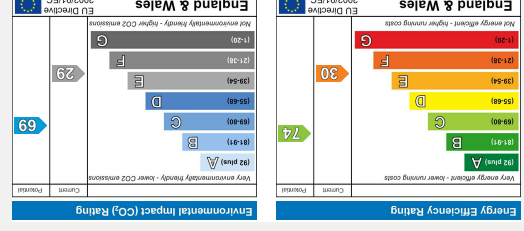
VIEWING  
 Strictly by prior appointment via the Agents, Jackson  
 Property. Telephone 01568 610600.

**DIRECTIONS**

Approaching Pembroke from Leominster/Eardisland  
 Street. Turn right into Bridge Street opposite the 'Ye  
 Olde Steppes' Post Office and tea shop.  
 After approximately 220 yards, turn right into Parsons  
 Walk were the bungalow will found on your right  
 toward the end of the cul-de-sac.

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.



Total area: approx. 96.4 sq. metres (1037.1 sq. feet)

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



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.