



jackson
property

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

Newly Built 2 Bed Semi-detached House

Asking Price £149,950

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2 Pinsley Mill Gardens

Leominster, Herefordshire, HR6 8NW

- Forming Part Of An Impressive New Development On The Fringe Of The Market Town Of Leominster
- Charming Well Appointed Semi-detached House
- Offering 2 Bedroomed Accommodation
- Open Plan Kitchen/Living Room
- Down Stairs Cloakroom/WC & Well Appointed First Floor Bathroom
- Fully Double Glazed & Gas Centrally Heated
- Pleasant Easily Managed Gardens & Allocated Parking

Asking Price

£149,950

Freehold

To arrange a viewing please contact us on

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



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.

From the front elevation a canopy style porch frames the front door which open to the reception hallway which has wood effect flooring which continues throughout the ground floor and door leads off to the ground floor cloakroom which is well appointed and includes low flush W/C, wash hand basin inset to vanity unit and chrome heated towel rail. Also leading off the reception hallway is the open plan kitchen/living/dining room, the kitchen is fitted with a range of matching base and wall units with work surfaces to the base units with integrated appliances to include gas hob, electric oven and grill with extractor hood over, washing machine and fridge. The room then opens out to the living area with double glazed French doors leading out to the rear elevation and gardens. From the reception hallway a staircase leads up to the first floor landing with doors off to all room. Bedroom 1 benefits from built-in wardrobes with bedroom 2 having a window to the rear elevation. The family bathroom is well appointed with panelled bath with shower over and fitted screen, low flush W/C, wash hand basin inset to vanity unit, chrome heated towel rail and window to the rear elevation.

OUTSIDE

The gardens to the rear is fitted with Astroturf with a gravelled area, outside lighting, a comprehensive fence and wall creating privacy to the garden, with access to the side. The property also benefits from allocated parking.

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.



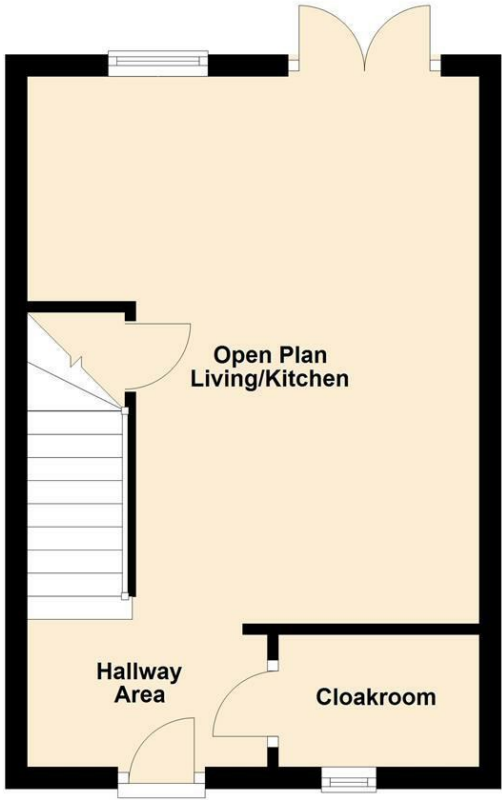
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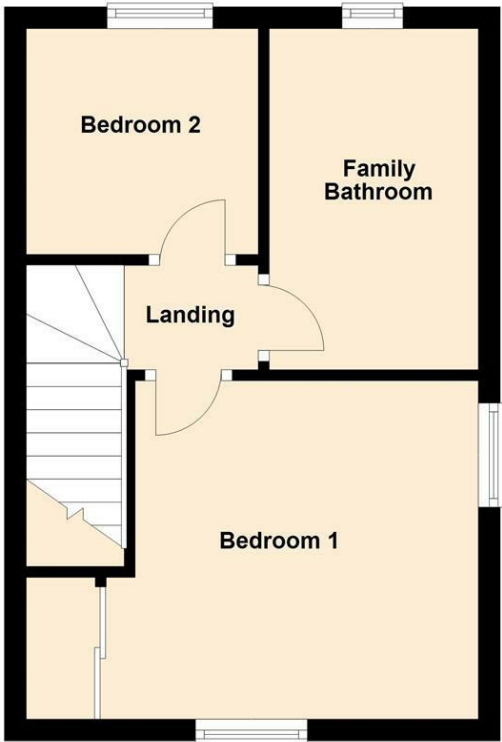
ROOM MEASUREMENTS
GROUND FLOOR
LIVING/KITCHEN - 16'6 x 13'6 max (5.03m x 4.11m max)
FIRST FLOOR
BEDROOM 1 - 10'2 x 10'1 (3.10m x 3.07m)
BEDROOM 2 - 6'11 x 6'9 (2.11m x 2.06m)
BATHROOM - 10'2 x 6'3 (10'2m x 1.91m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current: 81, Potential: 97		Current: 85, Potential: 100
England & Wales		England & Wales	

Ground Floor
Approx. 26.2 sq. metres (282.4 sq. feet)



First Floor
Approx. 26.2 sq. metres (282.4 sq. feet)



Total area: approx. 52.5 sq. metres (564.7 sq. feet)

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

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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.