



10 St Marys Way, Kingsland, Leominster, Herefordshire HR6 9SJ

Newly Built Semi-detached 3 Bed Property - Affordable Housing

Asking Price £199,000 - 80% Shared Equity



10 St Marys Way

Kingsland, Leominster, Herefordshire HR6 9SJ

- Set On Fringes Of Picturesque Rural North Herefordshire Village Of Kingsland
- Newly Built Semi-detached 3 Bedroomed House
- Gas Centrally Heated & Fully Double Glazed
- Blocked Paved Driveway Providing Parking
- Pleasant Rear Gardens With Rural Views
- Comes With 10 Year L.A.B.C. Warranty
- Part Of A Shared Equity Housing Scheme

Asking Price
£199,000
80% Shared Equity

To arrange a viewing please contact us on

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



LOCATION

Kingsland is one of the most sought after North Herefordshire villages, set amidst delightful rural countryside. The village has a thriving and friendly 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 semi-detached house forms part of an exclusive development on the fringe of the popular village of Kingsland. The property itself offers gas fired centrally heated and fully double glazed accommodation set over two floors to include in brief: lounge/dining room, kitchen/breakfast room and cloakroom/wc on the ground floor and 3 bedrooms and family bathroom on the first floor.

Outside the property benefits from a block paved driveway and pleasant enclosed garden to the rear with outlook onto open farmland.

SERVICES

Mains Water, Electric, Gas and Drainage connected.

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 Construction's works.

SHARED EQUITY HOUSING

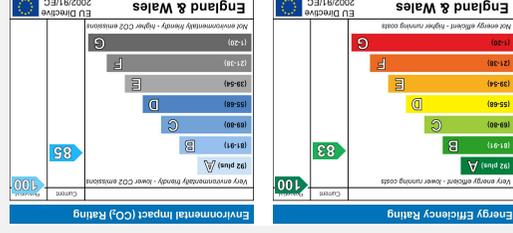
These Shared Equity Houses are being sold at a 20% discount off the open market value.

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.

VIEWING

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



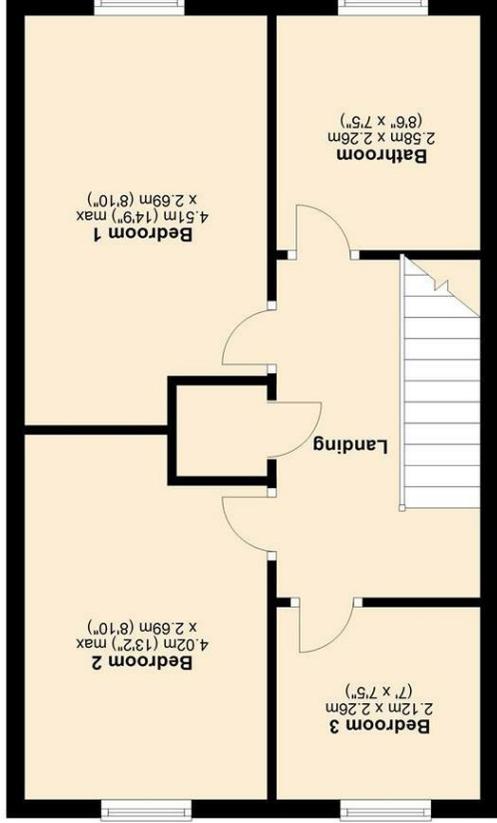
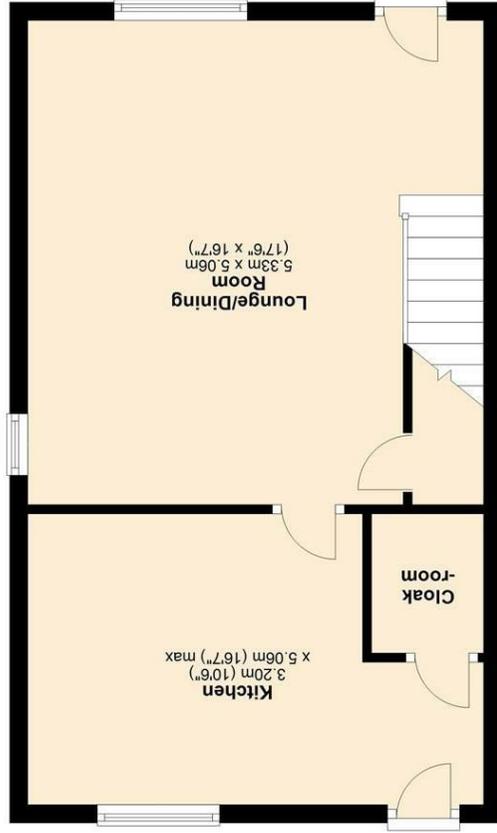


Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.

Plot 10, St Marys Way, Kingsland, Leominster

Total area: approx. 87.2 sq. metres (939.1 sq. feet)

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



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

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.