



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

Newly Built Semi-detached 3 Bed Property

Guide Price £235,000

jackson
property

10 St Mary Way

Kingsland, Leominster HR6 9SJ

- Set On Fringes Of Picturesque Rural North Herefordshire Village Of Kingsland
- Forming Part Of An Exclusive Development Of Select New Homes
- Semi-detached House Offering Well Appointed 3 Bed Accommodation
- Spacious Living Room & Fitted Kitchen
- Pleasant Rear Gardens With Rural Views
- Block Paved Parking For Two Cars
- Gas Centrally Heated & Fully Double Glazed
- Comes With 10 Year L.A.B.C. Warranty

Guide Price
£235,000
Freehold

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: a spacious lounge/dining room, fitted 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 Constructions's works.

VIEWING

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



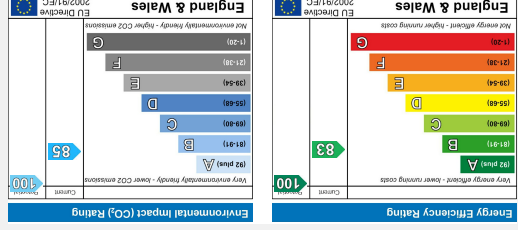
DIRECTIONS

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.

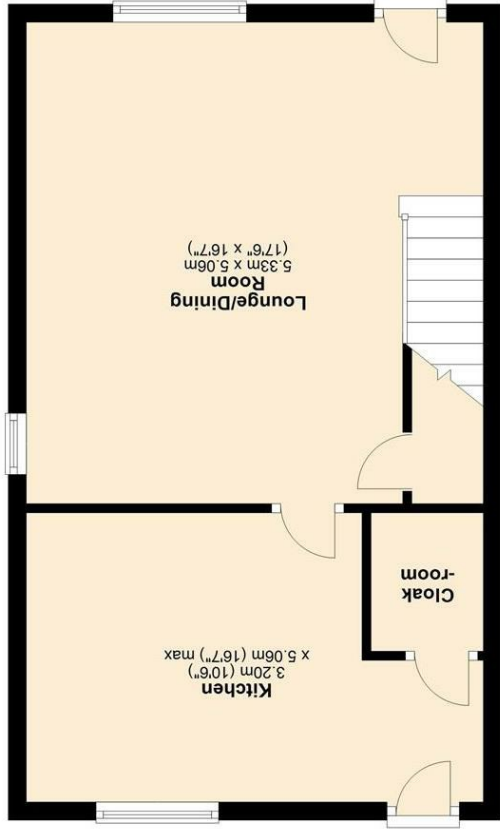
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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to 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.

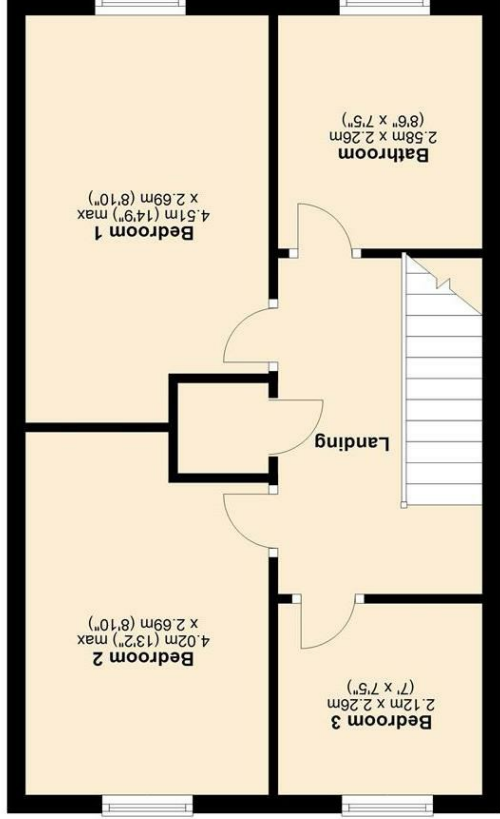
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.



Ground Floor
Approx. 43.6 sq. metres (469.6 sq. feet)



First Floor
Approx. 43.6 sq. metres (469.5 sq. feet)



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

Plot 10, St Marys Way, Kingsland, Leominster

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

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.