



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

Newly Built 2 Bed End Terraced House Set In Popular Village

Asking Price £179,950



16 St Marys Way

Kingsland, Leominster, HR6 9SJ

- Popular Well Serviced Rural Village Location
- Part Of Exclusive New Homes Development
- 2 Bed End Terraced House
- Gas Centrally Heated & Double Glazed
- Pleasant Enclosed Rear Garden
- Allocated Parking
- Comes With 10 Year L.A.B.C Warranty

Asking Price

£179,950

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 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 end 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 hob, 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 spaces and pleasant enclosed lawned gardens to the rear.

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.

VIEWINGS

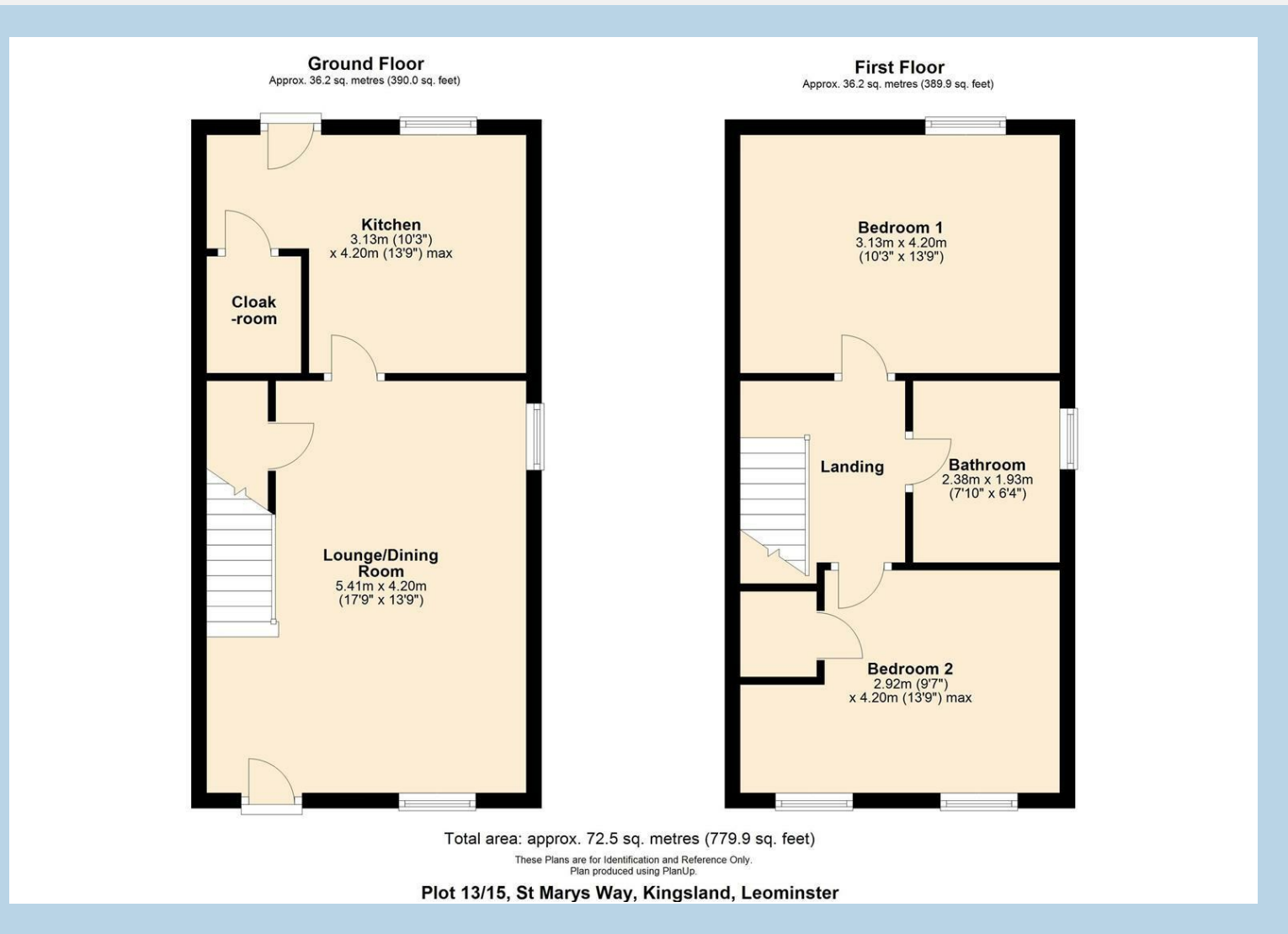
Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	100	86	100

England & Wales EU Directive 2002/91/EC

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.