



3 Pinsley Mill Gardens, Leominster, Herefordshire HR6 8NW

Newly Built Detached Spacious 2 Bedroomed Property

Asking Price £189,950





## 3 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 Detached House Offering 2 Bedroomed Accommodation
- Well Fitted Kitchen to Include Integrated Gas Hob, Electric Cooker, Fridge-Freezer and Dishwasher
- Living Room with Double-Glazed Double Doors Leading out to the Gardens to the Rear
- Downstairs Cloakroom/W.C./Utility and Well-appointed First Floor Bathroom
- Pleasant Easily Managed Enclosed Gardens to the Rear
- Nearby Allocated Parking

*Asking Price*

**£189,950**

*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 to include 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.

## BRIEF DESCRIPTION

The property comprises a newly built detached house and has a pathway leading around from the parking to the double-glazed front door which opens to the reception hallway with attractive wood-effect flooring and doors leading off to all rooms. The living room is a good sized family room with double-glazed double doors opening to the gardens to the rear, with a further double-glazed window to the side elevation. There are two panelled radiators and access to useful under stairs storage cupboard. The kitchen is extremely well appointed and offers a range of matching base and wall units with work surfaces over and inset sink. There are appliances to include a 4-ring gas hob with extractor hood above and electric oven and grill below, together with fridge-freezer and dishwasher. There is a range of inset ceiling downlighters, panelled radiator and wood-effect flooring with double-glazed window to the side elevation. Housed in the kitchen is the Worcester gas-fired central heating boiler. Also on the ground floor is a useful cloakroom/utility with low flush w.c. hand wash basin with mixer tap hot and cold with cupboard below and work surface with cupboards below and planned space and plumbing for washing machine. There is also a chrome towel radiator.

Moving to the first floor accommodation, a staircase leads up from the reception hallway to the first floor galleried landing where there is a useful built-in storage cupboard and doors off to bedroom 1. A good sized double bedroom with double-glazed windows to dual aspect and the benefit of a built-in double wardrobe and panelled radiator. Bedroom 2 can also accommodate a double bed and has double-glazed window, built-in double wardrobe with sliding doors and panelled radiator, with access here to the loft space. The family bathroom is well appointed with a 'P' shaped bath with mixer tap hot and cold with separate mains shower over with shower screen, low flush w.c. and a hand wash basin with cupboards below. There is a chrome towel radiator and opaque upvc double-glazed window.

Outside, the property benefits from its own easily maintained enclosed gardens to the rear which has its own secure gated access with steps and pathway up to the patio doors, with the garden itself laid to astro turf for ease of maintenance. The property also benefits from two allocated parking spaces next to the property.





SERVICES

Mains Electricity, Gas, Water & Drainage.  
Gas centrally heated  
Telephone (subject to B.T. Regulations)  
LABC 10 Year Guarantee.

OUTGOINGS  
Council Tax Band: To be confirmed.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

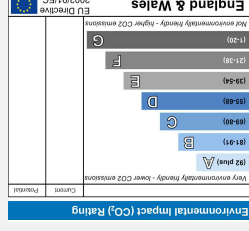
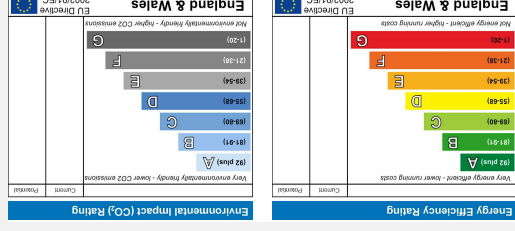
VIEWING

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

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  
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statements contained in these particulars as to this  
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fact and that they do not make or give any  
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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  
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The buyer is advised to obtain verification from their  
solicitor or surveyor.



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.