



Freehold House

2 PINSLEY MILL GARDENS, LEOMINSTER, HR6 8NS

£175,000

FEATURES

- Semi-Detached House
- Open-plan Living Area
- Parking and Storage
- 2 Bedrooms
- Gas Central Heating and Double Glazing
- Convenient Central Location



2 Bedroom House located in Leominster

Entrance Porch

With light and uPVC entrance door to the

Entrance Hall

Wood-effect grey flooring, ceiling light and smoke alarm and door to the

Cloakroom/WC

Integrated sink with cupboards below, low-flush WC, wood-effect flooring, marble style surfaces, smart feature tiling, chrome ladder towel rail, window to front, ceiling light and extractor.

Kitchen-Diner/Living Room

Open plan kitchen with high gloss grey base and wall mounted cupboards, work surfaces, spotlights, integrated fridge, 4-ring gas hob, electric oven, extractor hood, inset sink, space and plumbing for washing machine, Worcester combi-boiler, window to garden, radiator, smoke alarm, heat alarm and French doors to the garden.

There is an under-stairs storage cupboard, 2 ceiling lights and a grey wood-effect floor covering throughout.

From the entrance hallway the stairs lead to the

Landing

With ceiling light and smoke alarm.

Bedroom 1

A light room with window to front, ceiling light, roof loft hatch (loft boarded), wardrobe with sliding doors, carpet and radiator.

Bedroom 2

Window to rear, carpet, ceiling light and radiator.

Bathroom

L-shaped shower bath with mains shower fitment, stylish tiled surrounds, WC, mirrored cabinet, inset sink with drawers under, grey wood-effect flooring, ceiling light, chrome ladder towel rail, extractor fan and window to rear.

Outside

The rear garden has an area of Astro-turf for ease of maintenance with a gravelled border leading to a side gate and passageway to the front. The garden is securely enclosed with wooden fences and a brick wall. There is a shed and a beach hedge backdrop maintaining a good level of privacy.

There is parking for 2 cars and a designated bicycle/storage shed.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable. There is a £15 monthly service charge which covers grass cutting, car park and roadways. Council Tax B.

What3Words

///grandson.skimmers.breezy

Directions

From Bromyard, take the A44 to Leominster. After approximately 11 miles continue over the roundabout then take the 3rd exit at the next roundabout onto Worcester Road and before Etnam St, take the right hand turn into

Pinsley Road. Pinsley Mill Gardens is on the right and the property can be found on the left hand side.

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook (01885) 488166

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

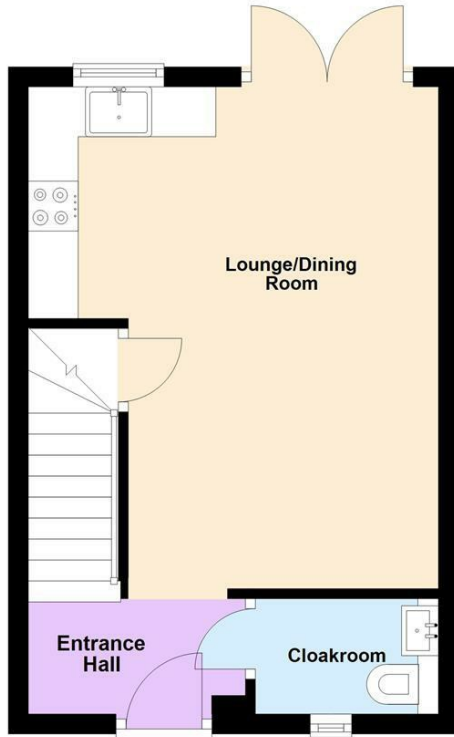
Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



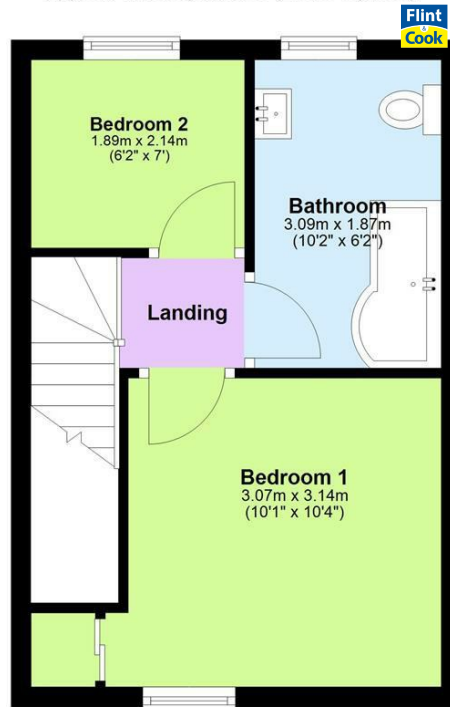
Ground Floor

Approx. 23.0 sq. metres (247.5 sq. feet)
(excluding Entrance Hall)

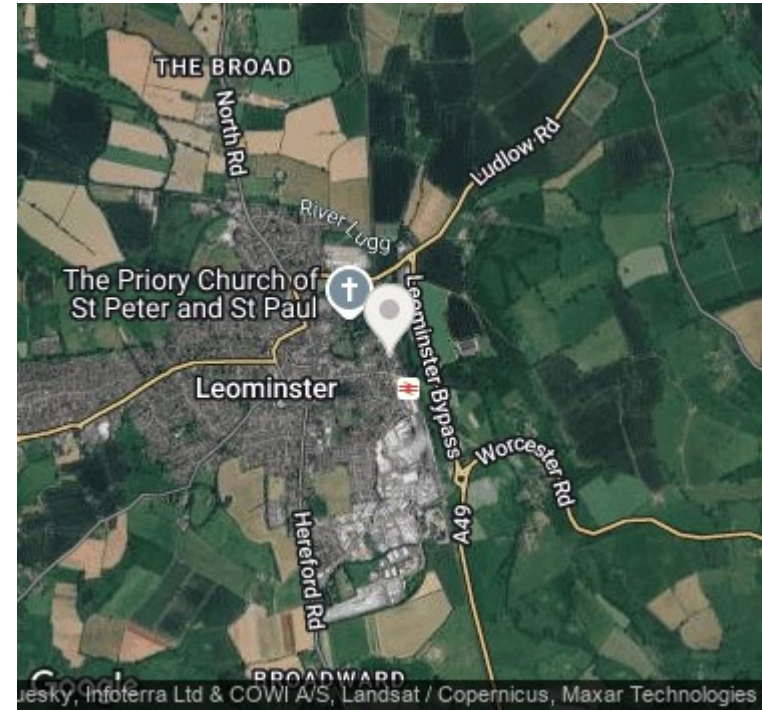


First Floor

Approx. 25.9 sq. metres (278.3 sq. feet)



Total area: approx. 48.8 sq. metres (525.8 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

