



JonathanWright
estate agents



Mill Bank Pinsley Road, Leominster, HR6 8NN. No Onward Chain £395,000

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Leominster
HR6 8NN**

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PROPERTY FEATURES

- **Detached Character House**
- **3 Bedrooms**
- **Dressing Room**
- **Lounge & Sitting Room**
- **Separate Dining Room**
- **Kitchen**
- **Utility Room**
- **Ground Floor Cloakroom/W.C.**
- **Cellar**
- **Driveway With 2 Carports**

To view call 01568 616666



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An exciting opportunity to purchase a spacious character house in need of modernisation offering UPVC double glazed and gas fired central heated accommodation to include a reception hall, lounge with fireplace, spacious dining room, sitting room, kitchen, utility room, ground floor cloakroom/W.C., a useful cellar, 3 good size bedrooms, dressing room, family bathroom and outside attractive gardens to the front and side to include lawns and patios, 2 carports, a workshop with power and lighting and a splayed driveway with parking for plenty of vehicles.

The property is wonderfully positioned in a sought after location within Leominster' town centre and only a short walk away is the historic and delightful Grange Park and Priory Church. Also nearby is a train station with regular train services to the nearby cathedral city of Hereford and also a short walk away is Leominster's town centre and amenities to include a wide range of shops, supermarkets, cafes, restaurants and schooling.

Details of Mill Bank, Pinsley Road, Leominster are as follows:

UPVC double glazed French doors open into an enclosed reception hall with tiled flooring and an a door opening into the reception hall.

The welcoming reception hall has an attractive and original tiled floor, picture rail, wall lighting and doors off to the ground floor accommodation.

The good size lounge has a UPVC double glazed bay window to front with a window seat, a UPVC double glazed window to side, a feature fireplace with a gas living flame and coal effect fire standing on a hearth with mantle shelf over and built into alcoves is a brick display shelf and TV stand. The lounge has good ceiling height, picture rail and wall lighting.

The dining room has an attractive UPVC double glazed bay window to front, built into alcoves either side of the chimney breast are storage cabinets with shelving over and the room also has a picture rail and a serving hatch into the kitchen. From the reception hall a door opens into a snug/sitting room having a UPVC double glazed window to side, louver doors into a boiler cupboard housing a gas fired boiler heating hot water and radiators as listed, a built-in storage cabinet with shelving over, a door into a useful storage cupboard and a door into pantry with shelving, lighting and power point.

From the reception hall a door opens into the kitchen having a working surface with an inset stainless steel sink unit with cupboards and drawer under and an integral Neff dishwasher. There are further working surfaces with base unit of cupboards and drawers, an integral fridge, room for a gas cooker with a concealed extractor fan with light over and a range of matching eye-level cupboards with corner shelving. The kitchen has tiled splashbacks, a quarry tiled floor, 2 UPVC double glazed windows to side and a door giving access into a side porch/Utility.

The side porch/utility has space and plumbing for a washing machine, power points, a door into a ground floor cloakroom/W.C. and a door giving access to the side of the property.

From the kitchen a door gives access to steps leading down to a most useful cellar. The cellar has a good headroom, ceiling lights, power points and offers great potential for conversion into further accommodation.

A door from the reception hall opens into a useful cloaks cupboard and a staircase rising up to the first floor landing. The first floor land has a ceiling light, inspection hatch to loft space above and doors off to bedrooms and bathroom accommodation.

Bedroom one. The good size bedroom enjoys a double aspect of a UPVC double glazed window to front, a UPVC double window to side, built-in bedroom furniture to include wardrobe

units and dressing table and a picture rail. Bedroom two is also a generously sized double bedroom having a sink unit with vanity cupboard under and vanity light with shaver socket, built-in wardrobes and UPVC double glazed windows to the front and rear.

Bedroom three has a built-in wardrobe fitment, a UPVC double glazed window to side overlooking Pinsley Road and also a built-in storage unit.

From the landing a door opens into a dressing room/office having a built-in wardrobe unit, dressing table with shelving under and a UPVC double glazed window to the front.

From landing a door opens into a walk-in airing cupboard with fitted shelving and also housing a hot water cylinder with immersion heater.

Also off the landing is a door into the bathroom having a four piece suite to include a side panelled bath, a shower cubical with a mains fed shower over, sink with vanity unit under and a low flush W.C. The bathroom also has wall mounted storage units, shaver socket with vanity light and a UPVC double glazed window to side.

OUTSIDE.

The property is situated in a most sought after position along Pinsley Road and close to the historic Grange Park and Priory Church. The property is accessed to the front onto a large splayed tarmac driveway with parking for plenty of vehicles. The property enjoys attractive gardens, primarily to the front and side which are laid to lawn gardens with attractive floral and shrub borders. There are 2 carports providing sheltered parking, one has power and lighting, also a door into a useful workshop. The workshop has power, lighting and there is also a useful storage shed and also gravelled gardens.

Set to the side of the property is an attractive patio seating area enjoying the daily sunshine and to the other side is a hard standing with green house.

SERVICES.

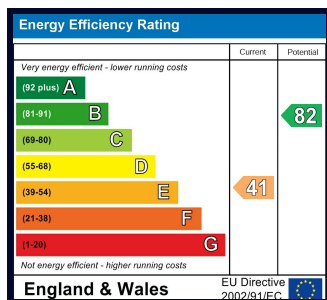
All mains services connected, gas fired central heating and telephone to BT regulations.

ROOMS AND SIZES

Reception Hall	
Lounge	4.50m x 3.89m (14'9" x 12'9")
Dining Room	4.50m x 3.89m (14'9" x 12'9")
Snug/Sitting Room	3.89m x 2.97m (12'9" x 9'9")
Kitchen	2.95m x 2.64m (9'8" x 8'8")
Porch/Utility	
Ground Floor Cloakroom/W.C.	
Cellar	4.47m x 3.73m (14'8" x 12'3")
Bedroom One	4.50m x 3.96m (14'9" x 13')
Bedroom Two	4.57m x 3.96m (15' x 13')
Bedroom Three	3.96m x 3.05m (13' x 10')
Dressing Room/Office	1.91m x 1.73m (6'3" x 5'8")
Bathroom	
Garden	
Workshop	2.87m x 2.64m (9'5" x 8'8")

PROPERTY INFORMATION

Council Tax Band - E
Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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