



**Holly Cottage 1 Pinsley Road, Leominster, HR6 8NN. No Onward Chain £240,000**

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Leominster  
HR6 8NN**

**No Onward Chain £240,000**

### **PROPERTY FEATURES**

- **An Attractive Semi-Detached House**
- **2 Double Bedrooms**
- **Overlooking the Grange Park and Priory Church**
- **Sitting Room**
- **Sunroom**
- **Kitchen/Dining Room**
- **Pretty Gardens**
- **Private Driveway**
- **Workshop**



**To view call 01568 616666**



**JonathanWright**  
estate agents



Situated in most enviable position on the edge of Leominster's Grange Park, an attractive back to back end of terrace cottage offering UPVC double glazed and gas fired centrally heated accommodation to include a porch, reception hall, sitting room with fireplace, sunroom, kitchen/dining room, 2 good size bedrooms, spacious bathroom and outside attractive gardens to front and side, a driveway with parking for vehicles and a large storage shed/work shop. The property overlooks Leominster's Grange Park and Priory Church and is also well positioned for Leominster' town centre and amenities to include a nearby train station with regular train services to the cathedral city of Hereford, shops, supermarket, cafes, restaurants and good schooling. Property For Sale with No-Ongoing Chain.

Details of Holly Cottage, 1 Pinsley Road, Leominster are as follows:

A composite entrance door opens into a porch with a frosted UPVC double glazed window to front and an archway leading into the reception hall having lighting, smoke alarm and a wall mounted thermostat control.

From the reception hall a sliding door opens into the sitting room.

The sitting room has a feature fireplace with provisions for a gas fire standing on a raised stone hearth with a stone surround and a mantle shelf over. There is matching ornamental shelving and a TV stand and the sitting room has power points, a TV aerial point and a UPVC double glazed window with an attractive outlook to front over the Grange Park. From the sitting room double opening doors lead into a sunroom.

The sunroom has a brick built base, windows overlooking gardens to the front and side, a glass roof, power points and French doors out to the side of the property.

From the reception hall a glazed door opens into the kitchen/dining room.

The good size kitchen/dining room has a working surface with an inset stainless steel sink unit with cupboards and drawer under and the working surfaces continue with base units of units of cupboards, drawers and a tray shelf. There is also planned space with plumbing for a washing machine (included), room for an upright fridge/freezer and space for a gas cooker. The kitchen also has a range of eye-level cupboards, a glass fronted display cabinet, corner shelving, tiled splashbacks, an

exposed wooden floor, space for a family size dining table, an ornamental fireplace also enjoys a double aspect of a UPVC double glazed window to side and a UPVC double glazed window to front. A door opens into a pantry with shelving and lighting and A stable door opens to the rear of the property.

From the reception hall a staircase rises up to the first floor landing having a smoke alarm and doors off to the bedrooms and bathroom as listed.

Bedroom one has a built-in wardrobe fitment, a UPVC double glazed window to front with the views across Grange Park and an inspection hatch to the loft space above.

Bedroom two is also a good size bedroom having a built-in wardrobe fitment and UPVC double glazed windows to side with views across to the grounds of the Priory Church.

The good size bathroom has a four piece suite to include a shower cubicle with an electric Triton shower over, a side panelled bath, low flush W.C. and a pedestal wash hand basin. The bathroom has tiled splashbacks, a UPVC double glazed window to front and double opening doors into an airing cupboard with shelving and housing a Worcester combination boiler heating hot water and radiators as listed.

#### OUTSIDE.

The property is situated in a most sought after position on the edge of Leominster's Grange Park at the end of a no through road. The property has pedestrian gated access to the front with a pathway leading to the front door. Also to the front of the property are attractive gardens with deep floral and shrub borders and a stepping stone pathway leads to the side of the property to a garden area with a slab patio seating area and also a driveway with gated access and parking for vehicles.

Set to the other side of the property is a pathway leading to a patio seating area at the side of the property also to a shared pathway leading to a useful storage shed/workshop with power and lighting.

#### SERVICES.

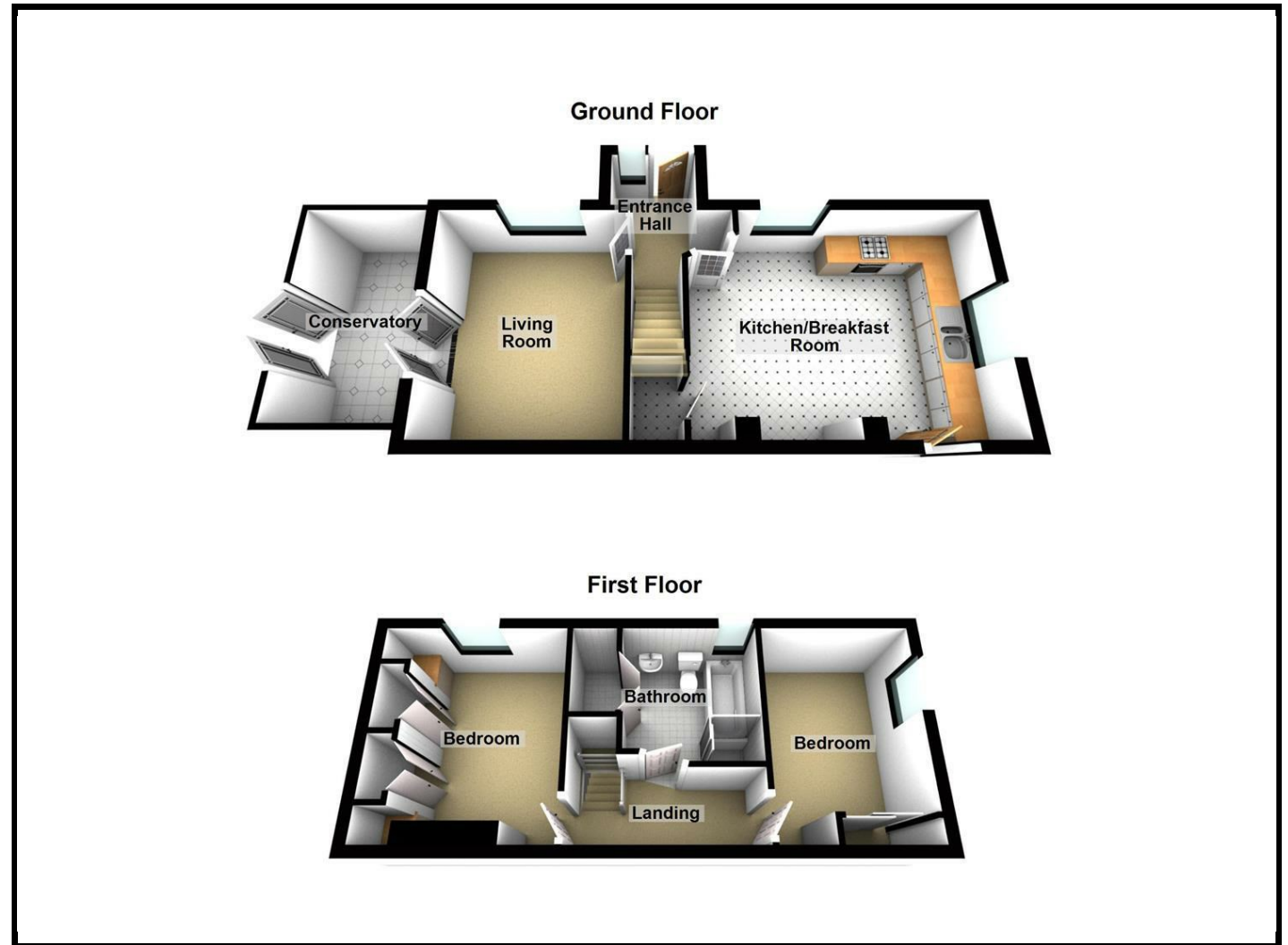
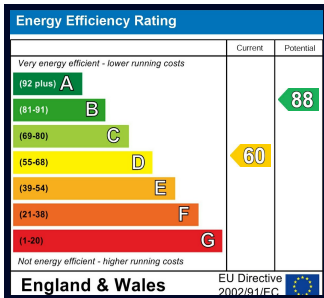
All mains services connected. gas fired central heating via a combination boiler system and telephone subject to BT regulations.

## ROOMS AND SIZES

Reception Hall	
Sitting Room	3.94m x 3.10m (12'11" x 10'2")
Sun Room	3.43m x 2.03m (11'3" x 6'8")
Kitchen/Dining Room	4.62m x 3.66m (15'2" x 12')
Bedroom One	3.66m x 3.10m (12' x 10'2")
Bedroom Two	3.53m x 2.36m (11'7" x 7'9")
Bathroom	2.44m x 2.34m (8' x 7'8")
Workshop	
Rear Garden	

## PROPERTY INFORMATION

Council Tax Band - B  
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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