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9 Lower Leys Way, Leominster, HR6 0SS.

Offers in the region of £260,000

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Available with no upward chain this three storey, four bedroom semi detached home is located on a sought after modern development. With gas central heating and UPVC double glazing. Parking, Single Garage and enclosed Rear Garden.







Lower Leys Way is situated on a modern development of homes on the southern edge of the historic Market Town of Leominster. Leominster has an excellent range of local facilities and well regarded primary and secondary schools. The cathedral City of Hereford is just 12 miles to the south.

The property is a three storey semi detached home with gas central heating and double glazing. With a side driveway, single garage and enclosed rear gardens viewing is highly recommended.

An entrance door opens to the following:

The property comprises the following accommodation (measurements are provided for identification only):

Ground Floor - The Reception Hall has a Cloakroom off and stairs rising to the first floor. The Dining Kitchen is to the front of the property. The Kitchen area is appointed with a range of wall and base units with integrated stainless steel oven with integrated hob and extractor over. Space for appliances. The Dining Area has ample space for table and chairs and a UPVC double glazed window to the front.



The Sitting Room is to the rear of the property and has a UPVC double glazed window to the rear and UPVC double doors opening to the rear decking area.

First Floor - On the first floor are three Bedrooms (two double and a single) and a family Bathroom appointed with a white suite of bath with shower attachment over, wash basin and wc.

Second Floor - The Main Bedroom is a spacious room with built in double wardrobes and access to eaves storage space. With double glazed window to front and double glazed skylight. A door opens to the En Suite Shower Room. Appointed with a suite of wash basin, wc and shower cubicle. Double glazed window to rear.

Rear Garden - To the rear of the property the rear garden has a decking area and steps down to a gravelled area. A side gate opens to the driveway with single garage.

Mobile and Internet Coverage - Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

Restrictive covenants - None that we are aware of.

Anti Money Laundering Checks - AML checks will be undertaken for successful buyers and there is a fee of £18 including VAT per person payable.

SERVICES: All mains services are connected to the property.

HEATING: Gas fired central heating. A new boiler was installed in April 2024.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band C

TENURE: We are informed that the property is of to be advised Tenure.

DIRECTIONS: From Leominster Town proceed out on the Old Hereford Road B4361, proceed along passing the hospital on the left hand side and Earl Mortimer College on the left hand side. Take the fourth turning on the left into St Botolphs Green and then turn left into Lower Leys Way, the property is the third house on the right hand side.

VIEWING: By appointment through selling agents – McCartneys LLP: 01584 872153

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Details Last Updated: Tuesday, 21 July 2026

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP
REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4BH. Tel: 01584 872251.
REGISTERED NO: OC310186



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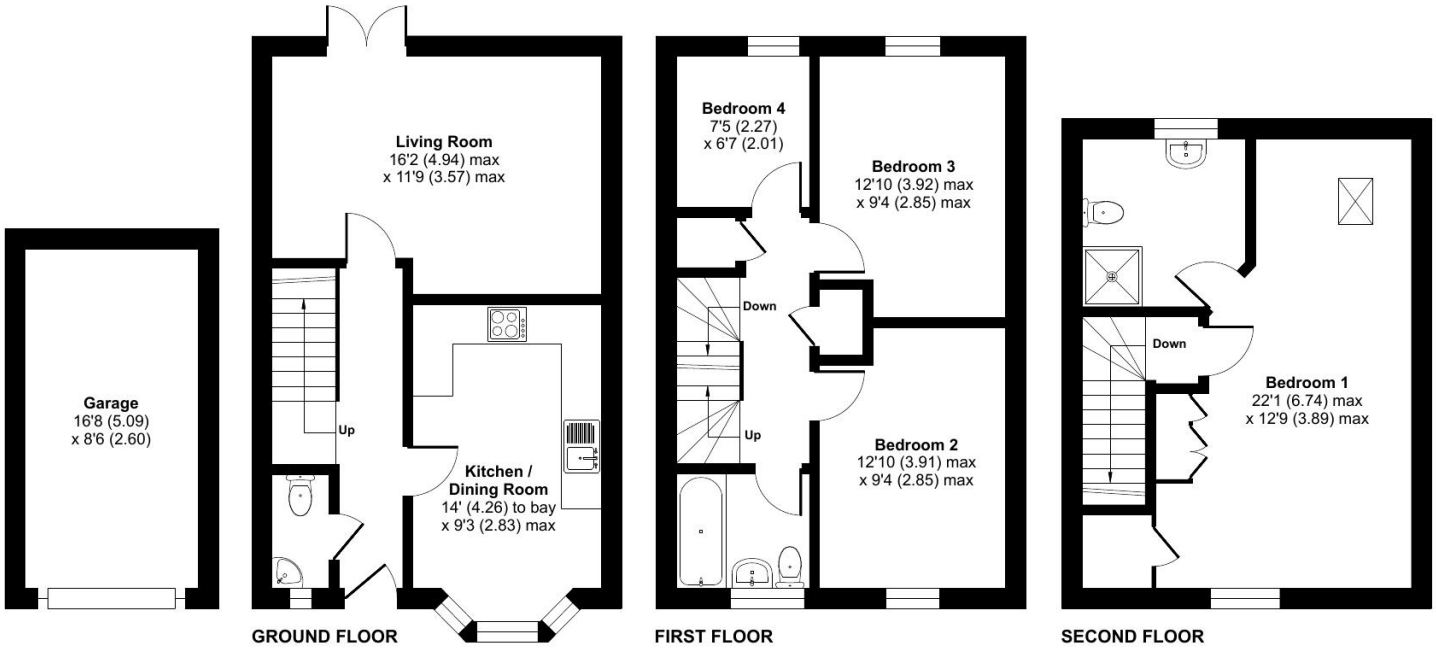




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Approximate Area = 1214 sq ft / 112.8 sq m
Garage = 142 sq ft / 13.2 sq m
Total = 1356 sq ft / 126 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for McCartneys. REF: 1440210

