



TO LET

£1,100 Per Calendar Month

2 The Hopkilns , Himbleton, WR9 7JZ

A 3-bed first floor maisonette, located on a farm near the village of Himbleton, near Worcester. The property overlooks the farmland to the south and west, as well as the communal garden below shared between four properties. The property comprises a first-floor reception area, bathroom, lounge and kitchen, further extending three second floor bedrooms, 1 bathroom and an additional ensuite. The property is situated but 1 mile from Himbleton, the location popular for public footpaths, cycling and hidden retreats. In addition, the town of Droitwich Spa is miles away, whilst also being 5 miles to the J5 Interchange of the M5.

No pets or smokers considered.

Council Tax Band B, EPC rating D



- Rural first floor maisonette
- Three bedrooms
- Parking for two cars
- Recently Refurbished



2 Reception Room/s



3 Bedroom/s



2 Bath/ shower room/s

Entrance Hall

Timber floor and understairs storage, whilst having doors to the bathroom, lounge and kitchen.

Dining Room

Timber floor, radiator and windows

Lounge

Carpet floor, radiator and windows.

Bathroom

Vinyl floor, radiator, electric shower, pedestal basin, WC and extractor fan.

Kitchen

Timber floor, radiator, undermounted & mounted kitchen units, gas hob, electric oven, ventilator, sink and windows.

Bedroom One

Double, carpet floor, radiator and window

Bedroom Two

Double, carpet floor, radiator and window

En-Suite

Vinyl floor, electric shower, radiator and windows.

Bedroom Three

Double, carpet floor, radiator and skylight.

Garden and Outdoors

There is a communal garden below the flat shared with the adjoining properties, plus two allocated car parking spaces to the side of the property.

Utilities

The property is connected to mains electricity and gas, with the water being paid to the Landlord in a separate payment of £30 pcm in addition to the rent. There is a septic tank which the Tenants must pay to empty as required.

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

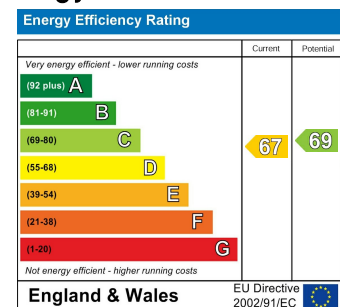
Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



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Energy Performance Ratings



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