



**TO LET**

**£1,000 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.

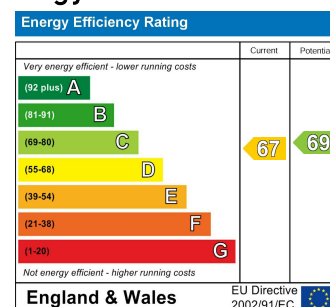
**Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



01562 820 880

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP  
Email: [kidderminster@hallsgb.com](mailto:kidderminster@hallsgb.com)

### Energy Performance Ratings



IMPORTANT NOTICE: Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.