



SAMUEL WOOD

1 Stockton Terrace, Kimbolton, Leominster, HR6 0EL

£800 Per Month



# I Stockton Terrace

Kimbolton, Leominster, HR6 0EL

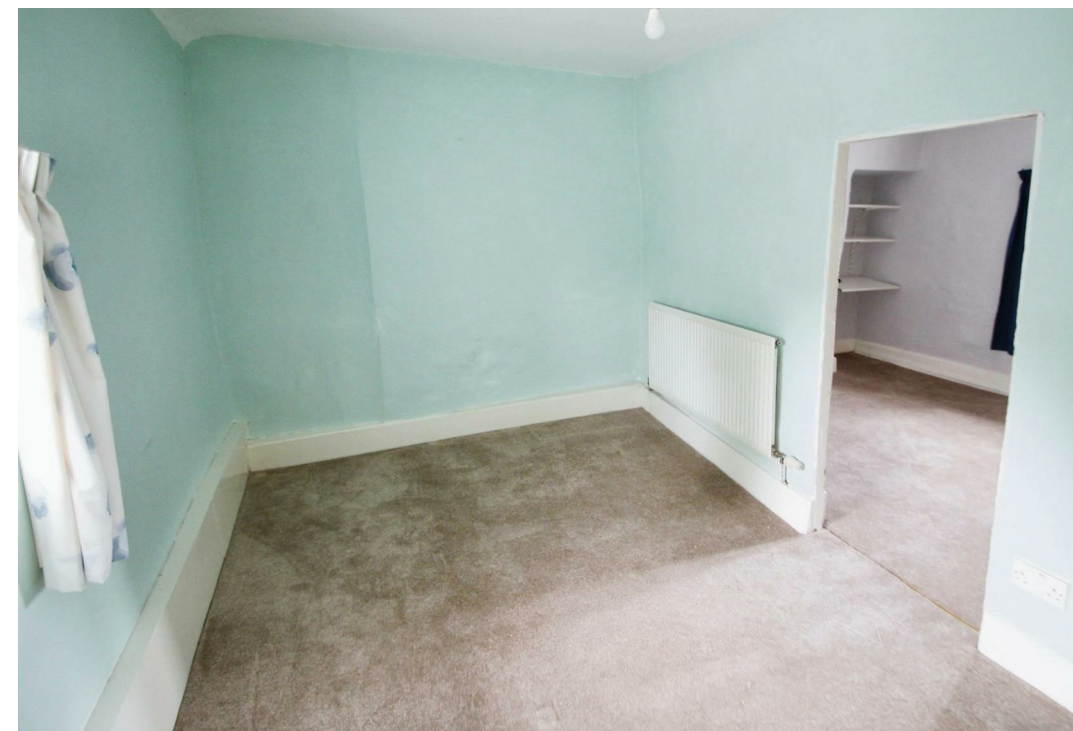


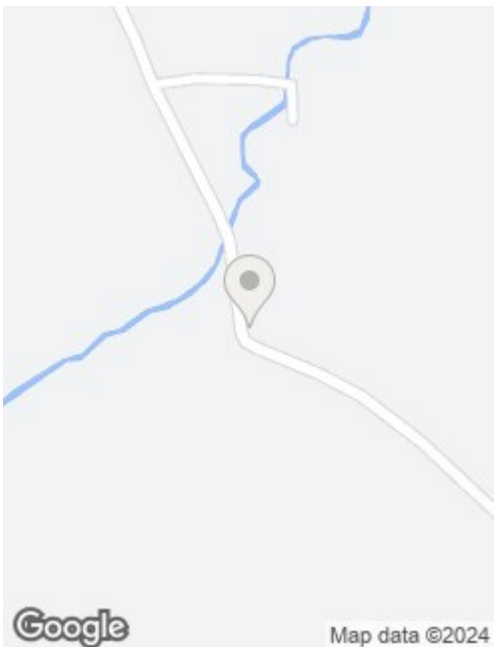
MANAGED BY SAMUEL WOOD. Enjoying a lovely rural setting off a lane yet only a short walk into Kimbolton village and equally a short drive into the popular market town of Leominster.



This end terraced 3 bedroom cottage with gardens to front and rear with excellent parking and large garage with store. Accommodation benefitting from oil fired heating includes: Character Lounge, Kitchen / Dining Room, Rear Hallway, modern Bathroom, First Floor Landing with 3 Bedrooms (2 bedrooms interconnecting).





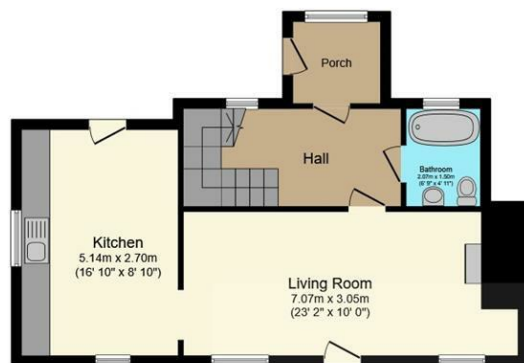


## Directions

Available on a min 12 months tenancy  
Unfurnished.  
No smoking/vaping.  
Some pets are considered (no dogs)  
EPC - E  
Council Tax Band – B  
Utilities oil, mains electric, mains water, septic tank that tenant will be responsible for  
Parking situation – garage, off road parking for 3 vehicles



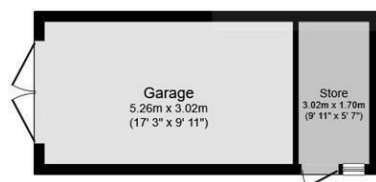




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 109.0 m<sup>2</sup> (1,173 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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