



Flat At Wild Flower House

Shobdon, Herefordshire, HR6 9LZ

- Spacious and well presented apartment
- 2 Bedrooms
- Parking
- Unsuitable for pets
- EPC E
- Suit professional person/s
- Unfurnished
- Gas Centrally Heated
- Rent to include water
- First Floor Flat

£600 PCM

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3 Broad Street
Leominster
Herefordshire



RECEPTION HALLWAY

with ceiling light and a door leading through to the flat

RECEPTION HALL

with tiled flooring and glazed door through to a

UTILITY ROOM

14'10" x 11'6" (4.52 x 3.51)

with window overlooking the side courtyard, belfast sink, tiled flooring and hotpoint freestanding washing machine, ceiling light and power point fitted. Staircase with handrail then leads up to the

SPACIOUS FIRST FLOOR FLAT

having a large landing, ceiling lighting, 2 x panelled radiators with thermostat controls, single power point and window to rear elevations. Doors lead off to the

LIVING ROOM

19'5" x 9'11" (5.92 x 3.02)

with window to the front elevation, central ceiling light, fireplace with tiled back and surround (currently not in use), panelled radiator with thermostat control, fitted power points and t.v. aerial point and telephone point.



KITCHEN

11'11" x 10'11" (3.63 x 3.33)

Having a range of matching modern units to include both base and wall cupboards with rolled edged work surfaces to the base unit, inset sink unit, tiled splashback, free standing Beko electric cooker and separate inset upright fridge freezer, panelled radiator, power points, ceiling spot lights, pantry cupboard, window to rear and door to Airing cupboard with factory insulated hot water cylinder and wood slatted shelving above.

BEDROOM 1

14'10" x 11'5" (4.52 x 3.48)

with window to the rear elevation, central ceiling light, panelled radiator, wall mounted wash hand basin, built in wardrobes to either side of the chimney breast, power points and telephone point fitted. T V aerial extension point.

BEDROOM 2

12'11" x 8'1" (3.94 x 2.46)

with window to front elevation, ceiling light, panelled radiator with thermostate control and power points fitted.





BATHROOM

8'1" x 6'0" (2.46 x 1.83)

having panelled bath with electric triton shower above with shower screen, pedestal wash hand basin with tiled splashback and mirror, panelled radiator with thermostat control, wall mounted light, ceiling light and window to the side elevation.

SEPARATE CLOAKROOM

with low flush w.c, ceiling light and window to side elevation, further door from the landing leads to a

STORAGE/LINEN CUPBOARD

with wood slatted shelving and housing the central heating control and meter.

Services & Expenditure Lettings

Services Connected: All mains are connected, gas centrally heated.

Council Tax Band: B

Broadband availability: Superfast 59 Mbps 12 Mbps

Household Income & Affordability Lettings

To successfully pass an income reference our appointed reference company requires a minimum household income of £18,000.

Should a guarantor be required to support an application, an income of £21,600 would be required.

Tenancy Information Portal Link Lettings

For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website, this information can be found at the foot of the page titled "Additional Costs".

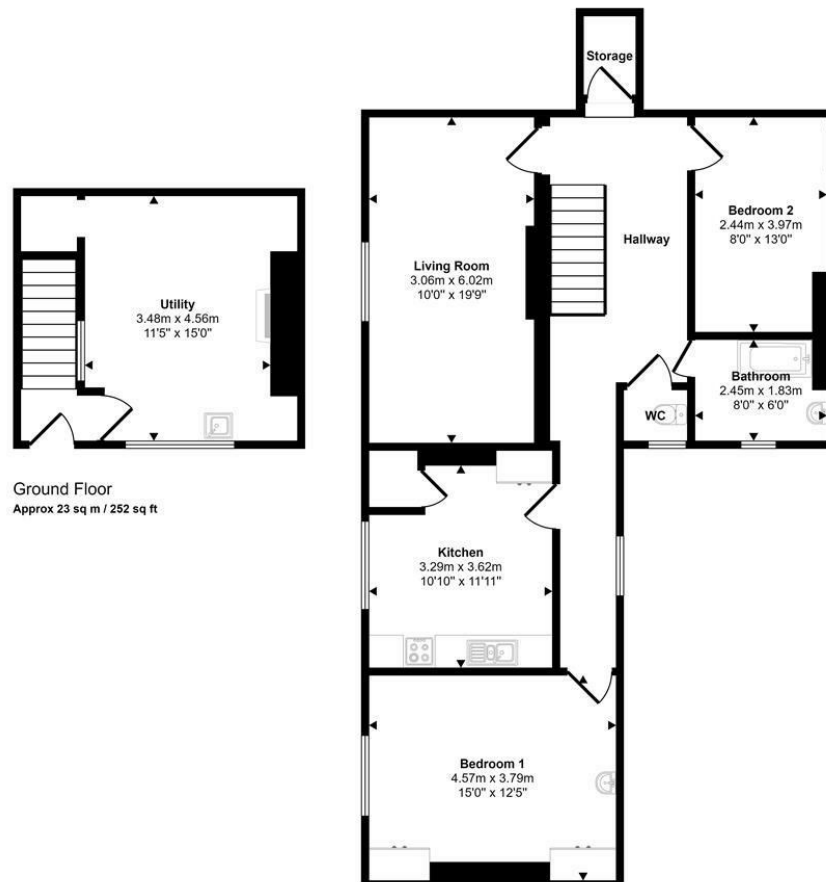
Viewings Lettings

Strictly by appointment. Please contact the agents on 01568 610600 option 1





Approx Gross Internal Area
113 sq m / 1217 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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property

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