



Next End Cottage, ,  
Leominster HR6 9DE  
£1,200 Per Calendar Month

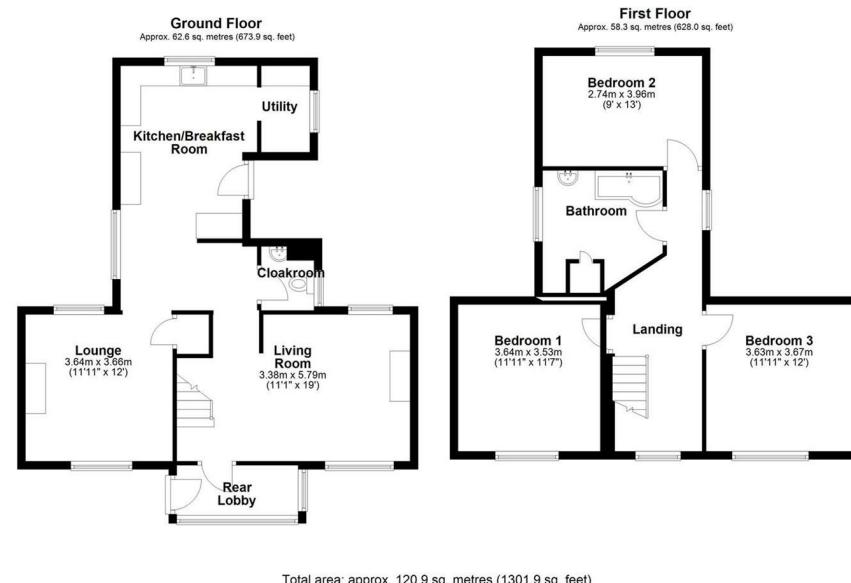
TO LET

BB

## PROPERTY SUMMARY

A spacious detached three bedroom cottage situated in a secluded rural location on the outskirts of the village of Monkland, 14 miles north of Hereford and 3 miles from Leominster. This well presented property comprises kitchen/breakfast room, utility, cloakroom, lounge with woodburning stove, living room with woodburning stove, three double bedrooms, bathroom, double glazing, LPG gas heating, wrap around garden, outside storage and ample parking.

## NOTES & COMMENTS



## FEES

## DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
84			
41			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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