



SAMUEL WOOD

19 Mappenors Lane, Leominster, Herefordshire, HR6 8TG

£800 Per Month



# 19 Mappenors Lane

Leominster, Herefordshire, HR6 8TG



- 2 Bed Terraced House
- Easy walk into Town
- Driveway parking
- Cul de sac location
- Upvc DG and Electric Heating
- Gardens front and rear

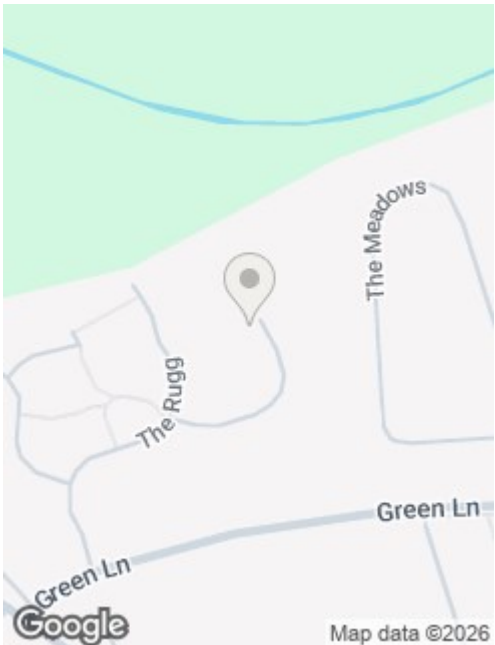
MANAGED BY SAMUEL WOOD. Well-presented home in a quiet cul-de-sac - open-plan living, front & rear gardens, driveway parking, all within easy walking distance of town amenities.



MANAGED BY SAMUEL WOOD. This attractive two bedroom terraced house is located in a popular cul-de-sac within an easy walking distance of the towns facilities and enjoys gardens to both front and rear with excellent driveway parking. Accommodation benefiting from electric heating and UPVC double glazing briefly includes: open plan ground floor living, including a kitchen, pantry, coat cupboard, living room out onto rear garden, first floor landing with cupboard, two bedrooms and bathroom. Flood risk - very low.





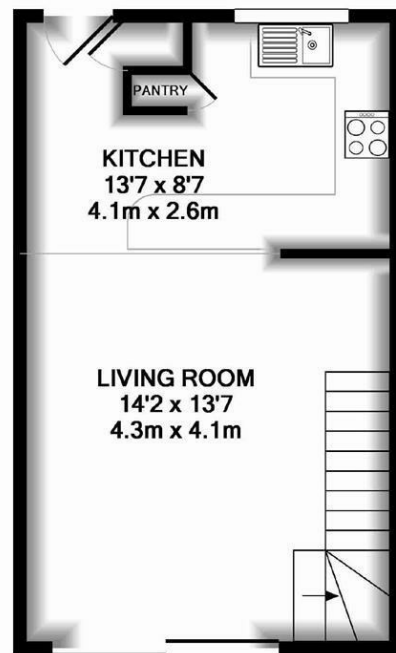


## Directions

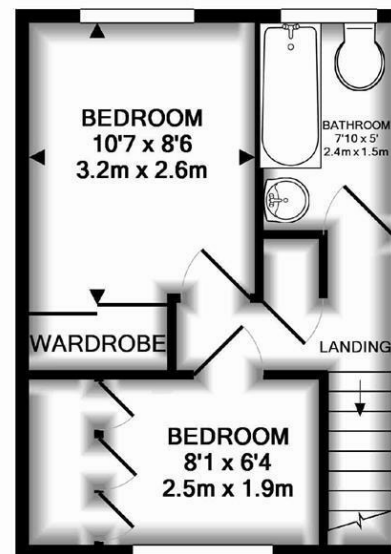
Available on a min 12 months tenancy  
Unfurnished.  
No smoking/vaping.  
Pets considered.  
EPC - TBC  
Council Tax Band – B  
Utilities ; mains electric, mains water, mains drainage  
Parking situation – garage, off road parking for 2 vehicles







GROUND FLOOR  
APPROX. FLOOR  
AREA 309 SQ.FT.  
(28.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 261 SQ.FT.  
(24.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 570 SQ.FT. (52.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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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