

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Hallwood Drive , Ledbury, Ledbury, Herefordshire, HR8 2FY

£875 pcm

Set in a quiet cul-de-sac, we are pleased to offer to the rental market this two bedroom mid-terraced property. Recently decorated throughout, and set over two floors, this property comprises of entrance hall, fitted kitchen with built in oven and hob, WC, spacious lounge with patio doors leading to rear garden, with shed, decking and patio area. Stairs then lead to the first floor with two double bedrooms and bathroom, bath, toilet and wash basin, with separate shower unit. EPC 'C'.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

**RICS**

**01531 634648**

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3-7 New Street, Ledbury, Herefordshire, HR8 2DX  
Offices also at Malvern, Upton, Colwall, Ross-on-Wye Office & London



**Deposit:** £1,009

Located within in a quiet cul-de-sac we are please to offer this two bedroomed mid terraced property, which has recently been redecorated throughout.

On the ground floor the property comprises of entrance hall, fitted kitchen with built in oven and hob, WC, spacious lounge with patio doors leading to rear garden, with shed, decking and patio area. Stairs then lead to the first floor with two double bedrooms and bathroom, with bath, toilet and wash basin. with separate shower unit.

The property also benefits from a driveway. Gas CH and Double Glazing. Non-Smokers only. Pets by Negotiation.


**Location**

Located within walking distant to Ledbury town with all the amenities, cafes and bars.

Ledbury train station being located 1.6 miles away. The property is in a well positioned area.

**Viewing.**

By appointment to be made through the Agent's Ledbury Office (Tel:

01531 634648 





### **Council Tax**

COUNCIL TAX BAND "C" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

### **Energy Performance Certificate**

The EPC rating for this property is C.

### **Holding Fee & Deposit**

Before the tenancy starts (payable to John Goodwin 'the Agent')

Holding Deposit: 1 week's rent which equates to £201.80

This is to reserve a property. Please note: This will be withheld if any relevant person (including guarantors(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Deposit: 5 weeks' rent which equates to £1009

This covers damages or defaults on the part of the tenant during the tenancy.