



**6 CASTLEFIELDS, LEOMINSTER, HR6 8BJ**

**£850 Per Calendar Month**



# 2 Bedroom House - Semi-Detached located in Leominster

| Two Bedrooms | Sitting Room | Kitchen | Bathroom | Low Maintenance Rear Gardens | Driveway Parking | Garage With Power And Lighting | EPC Rating D | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

## The Property

To the front of the property is a gravelled area, driveway parking and garage access.

The front door opens into a hallway with archway through to kitchen and door to sitting room. Having trip switches, telephone point, central heating controls, smoke alarm, wood effect laminate flooring and panel radiator.

The kitchen offers a selection of base and wall mounted cabinets, sink, 4 ring gas hob with extractor over, integrated oven worksurfaces, splashback wall tiling, space and plumbing for washing machine, space for fridge freezer unit and vinyl flooring.

To the rear the property is the sitting room having a sliding patio door leading out to the gardens, staircase rising to first floor landing, TV point, telephone point, panel radiator and wood effect laminate flooring.

Upstairs, there are two bedrooms both with built in storage. The bathroom offers a suite to include WC, pedestal wash hand basin, panel enclosed bath with shower over, panel radiator, extractor fan and vinyl flooring.

To the rear, the property has an enclosed garden with panel fencing, patio area and lawn for ease of maintenance along with door to the garage, which has power and lighting.

## Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £25,500. Should a guarantor be required to support an application, an income of £30,600 would be required.

## Services And Expenditure

Services - Mains electricity, drainage and water.

Mains gas central heating.

Council Tax - Band B

Broadband Connectivity - 2300Mbps Download. 2300Mbps Upload - Ultrafast - Source Ofcom

## Tenancy Information And Permitted Payments

For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

## Viewings

Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455

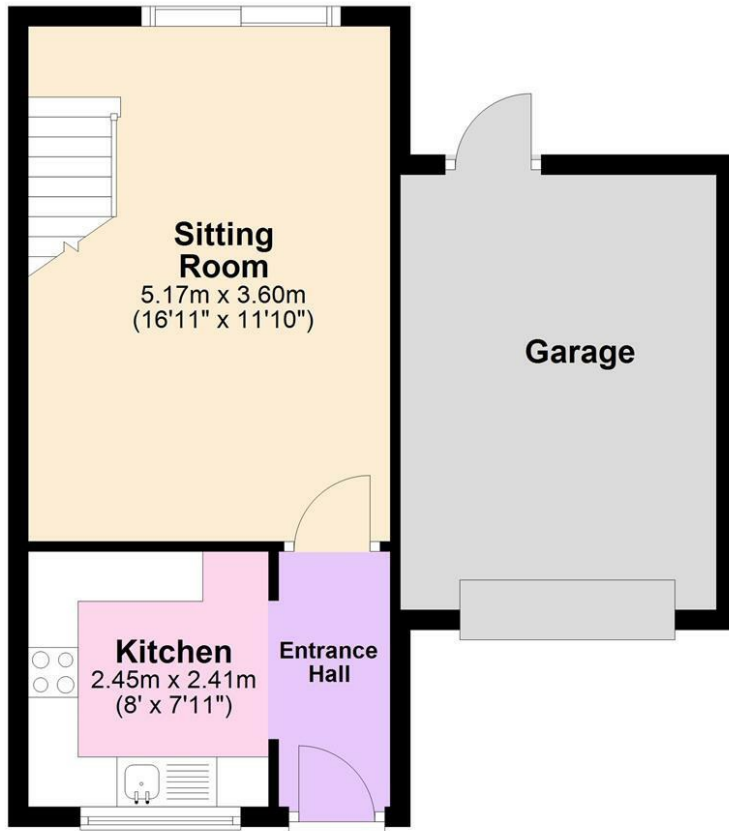




FLINT AND COOK HEREFORD LETTINGS | 22 BROAD STREET, HEREFORD,  
HEREFORDSHIRE, HR4 9AP

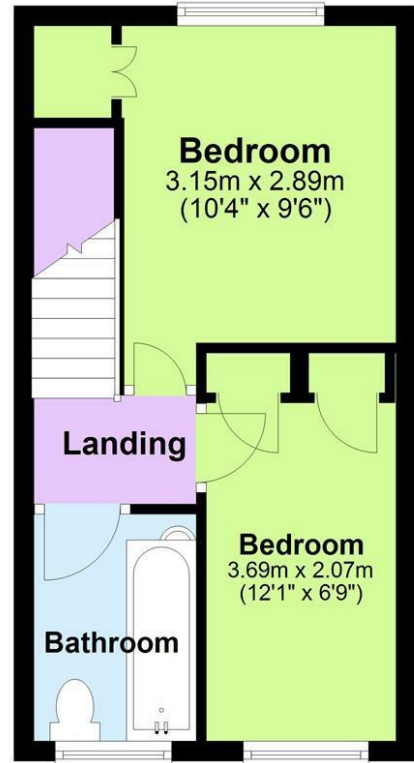
## Ground Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



## First Floor

Approx. 28.2 sq. metres (303.9 sq. feet)

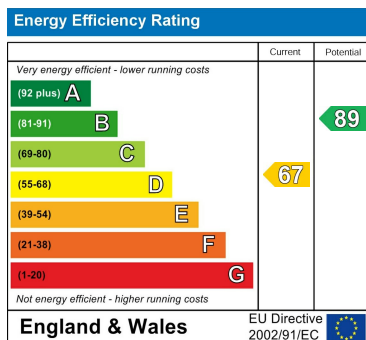


Total area: approx. 70.5 sq. metres (758.7 sq. feet)

Council Tax Band

**B**

Energy Performance Graph



Call us on

**01432 355455**

[lettings@flintandcook.co.uk](mailto:lettings@flintandcook.co.uk)

<https://www.flintandcook.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.