



62 Osborne Place, Leominster, Herefordshire, HR6 8BW

£650 PCM



- Set At End Of A Quiet Cul-De-Sac
- Linked Semi-Detached House
- Offering unfurnished flexible 3 Bed Accommodation
- Ground Floor Bedroom With En-suite Shower Room

LOCATION

This well presented, linked semi-detached house is situated in a lovely position at the end of this quiet cul-de-sac, which benefits from being both close to the fringes of the town with its pleasant rural walks, as well as also being convenient to the town centre.

BRIEF DESCRIPTION

The property itself offers predominantly double glazed and electric heated accommodation set over two floors which is well presented throughout to include in brief: A UPVC double glazed door opening to the Reception Hallway with a further door then leading through to the good size Living Room with double glazed window to the front elevation, with sliding doors leading through to the Ground Floor Bedroom 3. which has been converted from the garage and has a double glazed window to the front elevation and the benefit of an En-Suite Shower Room with shower cubicle with electric shower, low flush w.c. and pedestal hand wash basin. This room could also be used as a separate dining room if required. A further door from the Living Room leads through to the Kitchen which has a range of units to include both base and wall cupboards providing ample storage, including a full length broom cupboard. There is planned space for a cooker, fridge/freezer and space and plumbing for washing machine, with a glazed door then leading through to the Garden Room addition to the rear, which is of a good size and has double sliding doors opening to the gardens.

- Predominantly Double Glazed & Electric Heating
- Garden Room Addition To The Rear
- Pleasant Front & Rear Gardens
- Driveway Providing Parking
- No Smoking & No Benefits

The staircase from the Reception Hallway leads up to the First Floor Accommodation which includes 2 Bedrooms, both with double glazed windows, with the Master Bedroom benefiting from a fitted double wardrobe with hang rail and shelf above. The Family Bathroom comprises a modern suite in white to include a panelled bath with mixer tap and shower attachment over, low flush w.c., pedestal hand wash basin, fully tiled walls and flooring and wall mounted electric fan heater. Outside the property is approached via its own driveway providing parking. with a pleasant front garden which is principally laid to lawn with some mature shrubs. To the rear, the house benefits from its own private gardens which are principally laid to lawn with some mature floral and shrub borders, with the benefit of a Timber Framed Garden Shed and Outside Cold Water Tap, and having a westerly aspect getting the sun in the afternoon.

SERVICES

Mains Electricity, Water & Drainage.
We understand there is Mains Gas available.

OUTGOINGS

Council Tax Band: B.

LOCAL AUTHORITY

Herefordshire Council. Tel. 01432 260000.

VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Tel. 01568 610600.

jackson
property

01568 610600

info@bill-jackson.co.uk



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Leominster
Herefordshire
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How To Apply

To apply, you must fill out one application form per adult which provides s with details of your bank, employer, current landlord or Letting Agent and other information. You will also need to provide us with two forms of ID (one photographic).

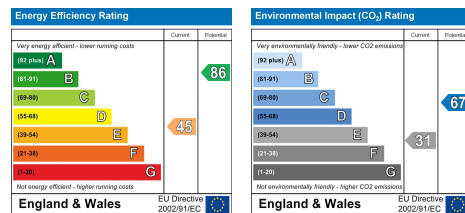
TENANT DEPOSIT/RENT

A security deposit totalling 4 weeks rent will normally be required. This deposit will be treated in accordance with the Tenancy Deposit Scheme regulations, and you will be provided with the appropriate prescribed information and receive details regarding the scheme used. The deposit is held to cover damage, breakages, and any other liabilities under the terms of your tenancy agreement. Please note that under no circumstances can the deposit be used by the tenant to cover rent.

The first months rent is payable in advance

All payments must be clear funds prior to moving in.

Directions



Jackson International - for themselves and the owners/landlords of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

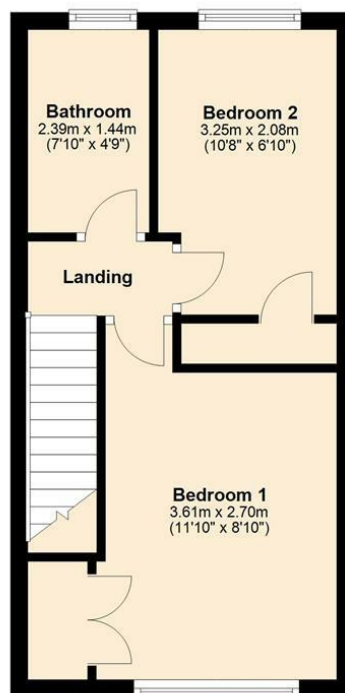
Ground Floor

Approx. 48.4 sq. metres (520.9 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.5 sq. feet)



Total area: approx. 75.8 sq. metres (815.4 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

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