



154 The Mallards, Ridgemoor Road, Leominster, HR6 8UN

£450 PCM



- 1 Bedroomed House
- Unfurnished
- Small Garden and Parking
- Gas & Electric Heating

- No Smoking & No Pets
- Suit professional person/s or retired person/s.

#### GROUND FLOOR

Half glazed door leads into

#### LIVING ROOM

12'7" x 9'5" (3.84 x 2.87)

with ceiling light, wall mounted gas fire, power points and patio doors.

#### KITCHEN AREA

9'3" x 5'10" (2.82 x 1.78)

with a range of modern base and wall units having work surfaces over, ceiling lighting, fitted power points and space for washing machine and cooker.

#### UTILITY AREA

off the living room is a small utility area with access off to the rear garden, there is access to loft space, ceiling light and tiled flooring.

Staircase off the living room rises to the

#### FIRST FLOOR

#### LANDING

with ceiling light, smoke alarm and power point.

#### BEDROOM

10'2" x 9'4" (3.10 x 2.84)

having double glazed window to the side elevation, ceiling lighting, fitted power points, panel heater and built-in wardrobe and Airing Cupboard.

#### BATHROOM

having asuite comprising of panelled bath, wall mounted shower, wash hand basin and w.c. Ceiling light and opaque glazed window.

#### OUTSIDE

Small courtyard area. Access leading to the car parking area.

Agents Note: The landlord is keeping back the garden sheds for storage.

#### OUTGOINGS

Council Band - A

#### LOCAL AUTHORITY

The Herefordshire Council - 01432 260000

#### SERVICES

All mains services.

**jackson**  
property

01568 610600

info@bill-jackson.co.uk



**154 The Mallards  
Ridgemoor Road  
Leominster  
HR6 8UN**

### Household Income & Affordability

Please Note - To successfully pass an income reference our appointed referencing company requires a minimum household income of £13,500.

### Tenancy Information Portal Link

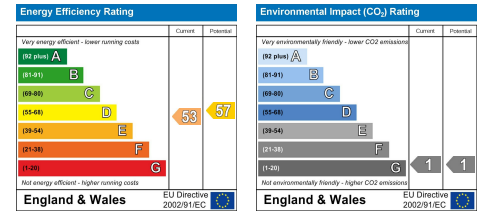
For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website, this information can be found at the foot of the page titled "Additional Costs".

### VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600. Viewings to be conducted under our viewings policies, copies of which can be found on [www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)

### Directions

Turn off the main road into The Mallards (Ridgemoor Road) and 154 is situated in the 2nd cul-de-sac on your left hand side.



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.