

1 Hill View, Buckfield Road, Leominster, Herefordshire, HR6 8RJ

Sunderlands
Residential Rural Commercial

Sunderlands
Residential Rural Commercial

1 Hill View
Buckfield Road
Leominster
Herefordshire
HR6 8RJ

Summary of Features

- Immaculately presented
- Two bedroom End terraced house
- Parking for up to two vehicles
- Modern kitchen and bathroom
- Situated in a quiet cul-de-sac

£775 Per Month

Overview
Tucked away in a quiet cul-de-sac, this well-presented two-bedroom end-terraced home offers comfortable and modern living in a peaceful setting, while remaining close to local supermarkets and amenities. The property is immaculate throughout and features a welcoming lounge and a modern fitted kitchen with space for a breakfast area. Upstairs are two bedrooms and a modern bathroom, all finished to a high standard. Outside, there is an enclosed rear garden with a patio, as well as off-road parking for up to two cars.

Entrance hall:

Lounge
11'10" x 12'11"
Fitted with modern tiled flooring, fireplace, window to front aspect and an understairs storage cupboard. Door leading to:

Kitchen Breakfast room
6'9" x 15'3"
Modern fitted kitchen, with plumbing for a washing machine, space for a fridge freezer, newly fitted worktops and sink with retractable hose, newly fitted ceramic hob and integrated oven with extractor fan. Door leading to rear.

STAIRS TO LANDING
Leading to:

Bathroom
6'5" x 5'6"
Tiled white modern bathroom suite with electric shower over, sink and W.C, window to rear aspect.

Bedroom 1
12'1" x 9'10"
Double bedroom with window to front aspect. Wardrobe with boiler.

Bedroom 2
8'6" x 9'10"
With window to front aspect.

Outside
Enclosed garden with side access to the rear, patio area and storage shed.

Services
Council tax band B, mains water, gas and electricity.

Rent and deposit
The rent is to be paid monthly at £775 pcm, a deposit of £895 is to be paid and will be registered with the TDS.

Viewing
Should you wish to view the property you will need to complete a Registration Form, which can be found on the following link:-
https://www.sunderlands.co.uk/residential/registrati
We will not consider your application until we have a completed Registration Form. Once we have the form, we may invite you to view the property. If, after viewing the property, you wish to make a full application we will require further information to reference you.
Sunderlands
Lettings@sunderlands.co.uk













rightmove
find your happy

Zoopla.co.uk
Smarter property search

RICS

The Property Ombudsman

NAEA

Sunderlands

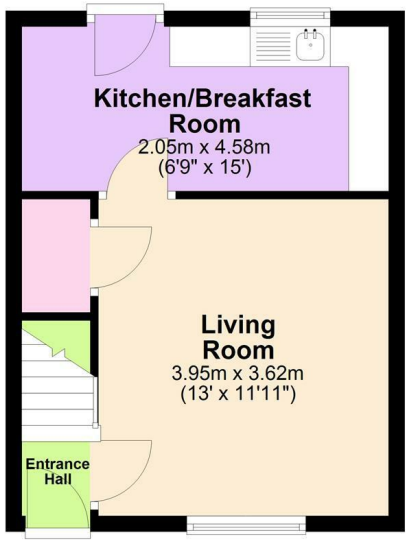
Hereford Branch
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch
3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

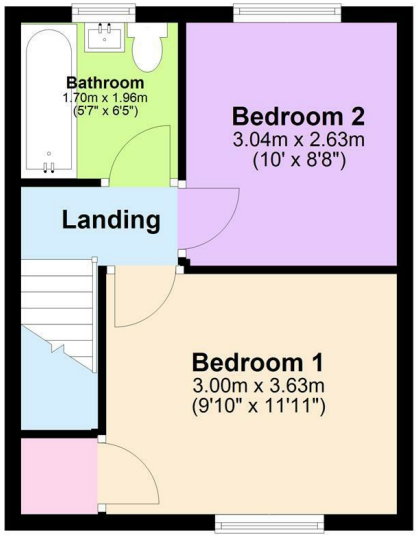
Ground Floor

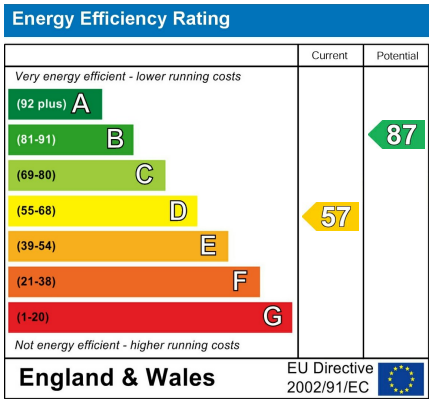
Approx. 27.9 sq. metres (300.6 sq. feet)

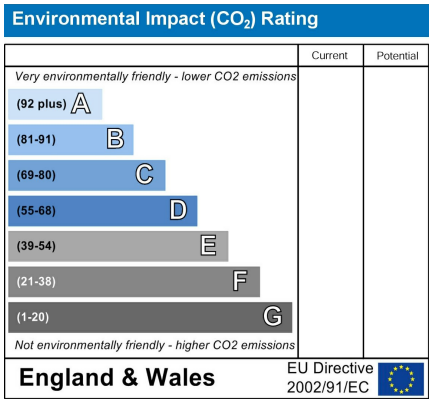


First Floor

Approx. 28.3 sq. metres (304.6 sq. feet)







None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.