



- Refurbished
- Two Bedrooms
- Kitchen with appliances
- Close to town centre
- Courtyard Garden

**43 Queens Court, Ledbury, HR8 2AL**

**£600 pcm**

**Re-furbished, Two Bedroom Semi Detached Bungalow close to the town centre. Having been redecorated and re-carpeted throughout and having re-fitted Kitchen with integrated appliances, 'L' Shaped Lounge Diner, Courtyard Garden and double glazing and electric heating. On Street Parking; Must be seen!**

## Property Description

### ENTRANCE HALL

with power points, telephone point, smoke detector & ceiling light point. Loft hatch to loft space over. Doors lead from Hall to Bedroom One, Bathroom and further door to the:

### 'L-SHAPED' LOUNGE DINER

14' 3" x 17' 5" (4.34m x 5.31m) Rear aspect double glazed window and sliding door to Courtyard Garden. Room offers, Electric feature fire, two night storage heaters, power points, television point, telephone point and two ceiling light point. Door to Bedroom Two & Opening to the:

### RE-FITTED KITCHEN

6' 7" x 7' 0" (2.01m x 2.13m) Front aspect double glazed window; Recently installed cream laminate fronted base and wall units with complimentary worktop over. inset stainless steel to worktop and tall oven housing Zanussi electric oven and further integrated appliances to include: Zanussi Hob inset to worktop with cooker hood over, Beko washing machine. Space for Beko upright fridge freezer; splash back tiling, power points, ceiling light point and vinyl flooring.

### BEDROOM ONE

8' 3" x 13' 11" (2.51m x 4.24m) Rear aspect double glazed window; power points, night storage heater, double doors to built-in cupboards and MCB and RCD consumer unit.

### BATHROOM

front aspect double glazed window. Fitted white suite comprising: panel sided bath with Triton electric shower





over, pedestal wash hand basin and low level W.C. Bathroom is completed by tiling to important areas, extractor fan and ceiling light point.

DOOR FROM LOUNGE DINER TO THE:

**BEDROOM TWO**

8' 3" x 13' 11" (2.51m x 4.24m) Rear aspect double glazed window; night storage heater, power points and ceiling light point.

**OUTSIDE/GARDENS**

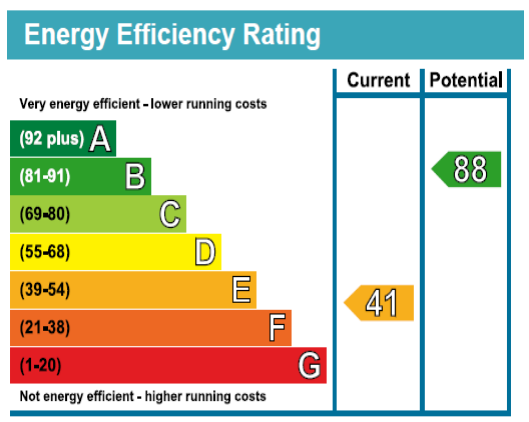
The property is set back from Queens Court behind a Foregarden with flower beds and paved patio area. Gated side access leads to the:

Rear Courtyard Garden which is paved for easy maintenance and has a garden shed.

SERVICES Mains Electricity, Water and Drainage.

TELEPHONE LINE Subject to B.T. transfer regs.

VIEWING via KIMBERLEY'S Estate Agents. TEL: (01531) 635151

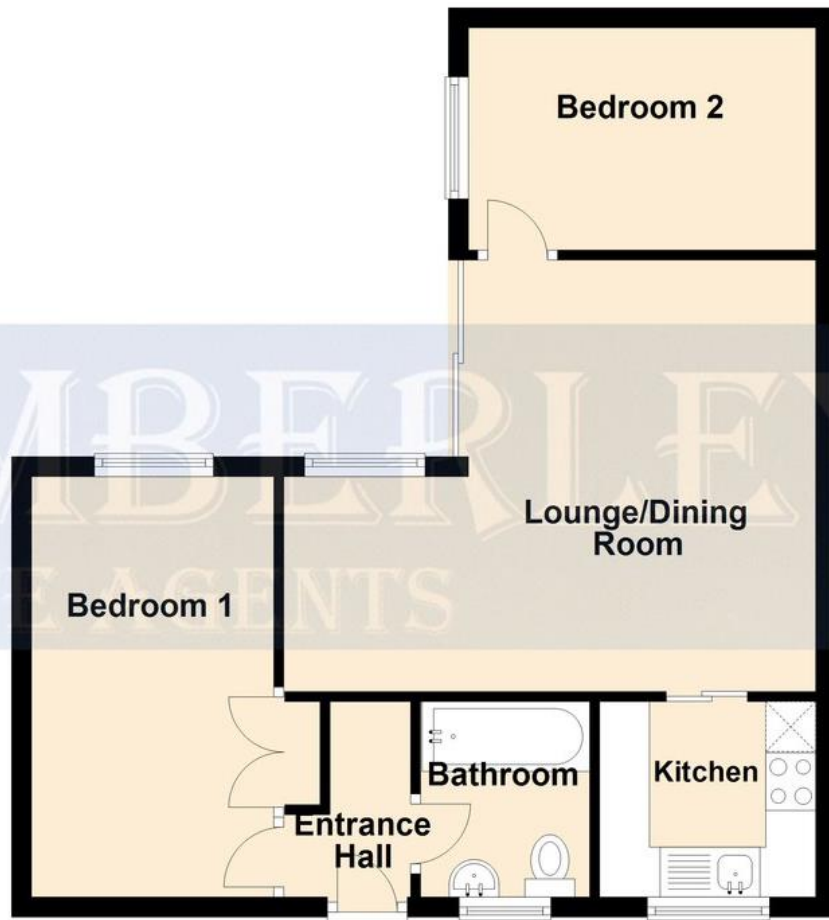


AGENTS NOTE 1 We have not tested the systems, services or appliances, but appropriate checks will be made prior to the tenancy commencing.

N.B. Sizes stated are approx. and measured wall to wall. If you require measurements for any purpose, we recommend that you measure the RELEVANT areas.

## Ground Floor

Approx. 48.9 sq. metres (526.8 sq. feet)



Total area: approx. 48.9 sq. metres (526.8 sq. feet)

SIZE GIVEN INCLUDES ALL ROOMS DEPICTED ON THE PLAN (THIS WILL INCLUDE INTEGRAL GARAGES & EAVES STORAGE AREAS IF APPLICABLE)  
Plan produced using PlanUp.

## Kimberley's Residential Lettings

Any properties offered by ourselves "To Let" are available as seen and are subject to availability and subject to the applicant achieving positive referencing for a specific property (that property will be held for you pending the results of your references. If referencing fails then we cannot proceed with arranging your letting of that property (though you may still be able to "To Let" a different property at a lower monthly rent)

Prior to key handover and following signing of the Tenancy Agreement you need to pay:-

1.\*Security Deposit 5 weeks pro-rata of the monthly rent. This is returnable in Full at the end of the Tenancy, subject to the completion of a satisfactory tenancy (no arrears) and the property being in the same condition as it was at the outset of your tenancy, give or take acceptable/fair "Wear & Tear"

2. \* First Months Rent Due in advance and payable together with your "Security Deposit" prior to your taking occupation. This money has to be Cash or other cleared funds! (i.e. Bankers Draft or Building Society Cheque) not personal cheques. Subsequent monthly payments by Standing Order.

3.\* Late Rent Payment Fees 3.0% above the Bank of England's base rate, once more than 14 days late, to cover our costs etc. for cancelling payment to Landlord, re-setting payment to Landlord, costs etc for chasing payment etc., etc.

N.B. IF pets allowed then you need to have carpets/floorings professionally cleaned at the end of your tenancy and also treat carpets, any soft furnishings, curtains etc. against fleas.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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