



House - Semi-Detached (EPC Rating: D)

## 1 ARBOUR COTTAGES BRINSOP, HEREFORDSHIRE, HR4 8LS

# £1,250 Per Calendar Month



# 3 Bedroom House - Semi-Detached located in Brinsop

| Set On The Fringes Of The Brinsop Estate | Pleasant  
Countryside Outlooks | Semi Detached Country Cottage | Three  
Bedrooms | Breakfast Kitchen | Sitting Room With Burning Stove |  
Side And Rear Gardens | EPC Rating D |

## Agents Note RE Viewing Requests / GDPR Consent

Please Note - The agents are only acting in a marketing capacity for this listing. By submitting an enquiry for the property as an applicant/viewing request you are consenting for your contact details to be passed onto the landlord in order to make contact direct.

## The Property

A semi-detached country cottage set on the fringes of Brinsop Court with traditional accommodation of breakfast kitchen, sitting room with wood burning stove, guest WC, three bedrooms and family bathroom. Outside to there are enclosed lawned gardens surrounded by countryside views and allocated parking for two cars to the front of the property.

The entrance door opens into a hallway with staircase rising to first floor landing, useful understairs storage cupboard, wall mounted electric trip switches, wall mounted coat hooks, thermostat, panel radiator and vinyl flooring.

There is a guest WC with wash hand basin and splashbacks, WC, extractor fan and vinyl flooring. The oil fired boiler is located within this room.

The breakfast kitchen offers a selection of base and wall mounted cabinets, roll edge worksurfaces, sink, electric double oven with a four ring electric hob and extractor fan over, dishwasher, washing machine, an American style fridge freezer unit, splashback wall tiling, panel radiator and vinyl flooring.

The sitting room offers a feature wood burning stove set on a stone hearth, useful recessed shelves, TV aerials and panel radiator.

Upstairs, there are three good sized bedrooms all with pleasant countryside views. There is also a bathroom offering a panelling enclosed bath with

mixer shower over, pedestal wash hand basin, wall mounted light with shave point, splashback wall tiling, extractor fan and vinyl flooring.

Outside the gardens are enclosed to side and rear and are laid to lawn for ease of maintenance. There is also a patio seating area to rear looking out to the countryside.

## Services And Expenditure

Services - Mains electricity, drainage and water. Oil fired central heating.

Hereford County Council - Tax - Band B

Broadband Connectivity - 1800Mbps Download. 220Mbps 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.

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## Viewings

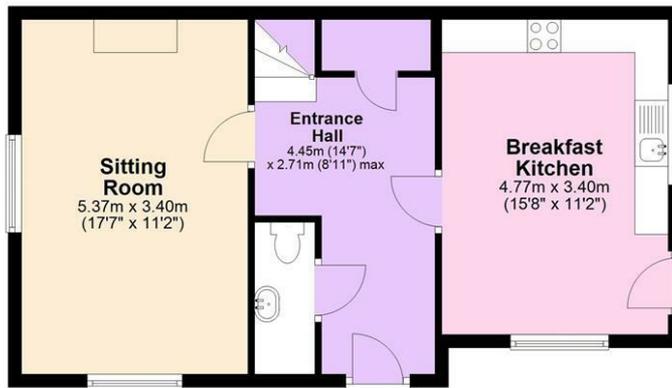
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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HEREFORDSHIRE, HR4 9AP

### Ground Floor

Approx. 48.8 sq. metres (525.3 sq. feet)



### First Floor

Approx. 49.5 sq. metres (533.1 sq. feet)

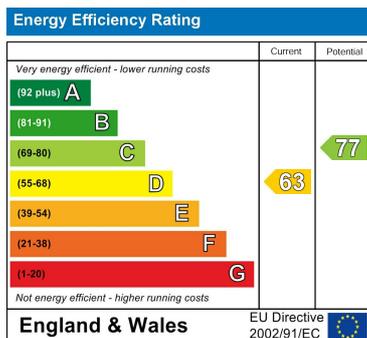


Total area: approx. 98.3 sq. metres (1058.4 sq. feet)

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.

