



## Flat 4 Merchant House

4 Rainbow Street, Leominster, HR6 8DQ

- Central to the Town Centre
- 3 Bedroomed Apartment
- EPC B
- First Floor
- Mains Gas Central Heating

£650 PCM

01568 610600  
lettings@bill-jackson.co.uk  
www.bill-jackson.co.uk

3 Broad Street  
Leominster  
Herefordshire



### The Property

This property is situated in the centre of Leominster and offers 3-bedroom accommodation. A shared Foyer with a staircase leading up to a landing area off which its own entrance door leads into an open plan living room/kitchen having windows to the front elevation, lovely, exposed timber trusses, the kitchen is fitted with modern units with inset sink, cooker, washing machine and fridge spaces, ample work surfaces with tiled backs, radiator, ceiling lighting, power points, TV, and telephone points. Bedroom one with window to the front, ceiling light, radiator, power points and TV point. Bedroom two with double glazed window to the rear, radiator, ceiling light, power points and TV point. Bedroom three being 'L' shaped with double glazed window to the rear, radiator, power points, ceiling lighting and TV point. EPC B.

### Services & Expenditure Lettings

Services Connected: All mains are connected. Gas central heating.  
Council Tax Band: A  
Broadband availability: 1000 Mbps Download 1000 Mbps Upload - Source Ofcom

### Household Income & Affordability Lettings

To successfully pass an income reference our appointed reference company requires a minimum household income of £19,500.

Should a guarantor be required to support an application, an income of £23,400 would be required.


### Viewings Lettings

Strictly by appointment. Please contact the agents on 01568 610600 option 1

### Tenancy Information Portal Link Lettings

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".

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**jackson**  
property

Address: 45 Bridge Street  
Hereford  
HR4 9DG

Tel: 01432 344 779  
Email: [hereford@bill-jackson.com](mailto:hereford@bill-jackson.com)  
Web: [www.bill-jackson.com](http://www.bill-jackson.com)

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