

2 Jubilee Cottage, Main Road, Ombersley, WR9 0ET - £1200pcm

G HERBERT BANKS

EST. 1898

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TO LET ON AN ASSURED PERIODIC TENANCY AN ATTRACTIVE COTTAGE IN THE HEART OF THE POPULAR VILLAGE OF OMBERSLEY

Droitwich Spa – approximately 5 miles, Worcester – approximately 8 miles, Bromsgrove – approximately 12 miles and Birmingham – approximately 25 miles.
Approximate Distance in Miles

Situation

Ombersley provides a substantial range of amenities to include three very popular public houses, a high-quality restaurant, delicatessen, village store, dentist, doctor's surgery, junior school, splendid church, active village hall and tennis club. The very popular Sytchampton Primary School is a short distance away. The property is very well placed for access to transport links such as junction 5 or 6 of the M5 and M50.

Description

Situated in the ever popular village of Ombersley, this charming two bedroom cottage has been completely renovated throughout, offering a fresh, modern home in a desirable village setting with access to local amenities, great transport links and the surrounding countryside.

The property offers well presented accommodation comprising two spacious double bedrooms, a family bathroom, kitchen and a comfortable living space. There is also a separate dining room, which could alternatively be used as a home office or study, providing flexibility to suit a variety of lifestyles.

Externally, the property benefits from a secure garden, off-road parking and a single detached garage, providing valuable additional storage.

Further benefits include oil fired central heating, double glazing throughout and will have a new EPC rating TBC.

This property would make an ideal home for couples or a small family so please do get in touch for more information.

Accommodation

SITTING ROOM - 14'0 X 10'8 (4.26m x 3.25m)
Carpeted with painted walls and dual aspect windows to the front and side elevation

DINING ROOM/ STUDY ROOM – 11'0 X 9'10 (3.35m x 3.00m)
Window to the front of the building and under stair storage cupboard. Carpeted and painted.

KITCHEN – 10'0 x 9'2 (3.06m x 2.79m)
with a selection of floor and wall mounted units complete with electric oven, hob and extractor and space for washing machine.

With stairs leading to first floor landing where the solar panel controls are located

BEDROOM ONE – 14'2 x 10'10 (4.32m x 3.29m)

With sloping ceilings, window onto side aspect with wall mounted white radiator below. Carpeted and painted

BEDROOM TWO – 9'9 x 7'10 (2.98m x 2.38m)

Carpeted and painted with wall mounted white radiator under window

BATHROOM –

White suitE with shower over bath, hand basin and toilet. Partially white tiled, white painted walls and wooden effect flooring.

GARAGE – 17'8 x 10'0 (5.39m x 3.05m) with power and light

GENERAL INFORMATION

New Energy Performance TBC – was previously an E

Unfurnished

Available Now

Services

Mains electricity, Water, Oil central heating and shared private drainage system

Local Authority

Wychavon District Council

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words - ///caramel.tacky.addicted

Rent

Rent is payable monthly on the same day of each month by standing order that the tenancy commenced. Unless otherwise specified, Rent is exclusive of all out goings.

Tenancy Agreement

The tenancy agreement will be set up on assured tenancy agreement. Full references required prior to an application being approved, along with a deposit equivalent to five weeks' rent (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy agreement). A holding deposit equivalent to one weeks' rent per tenancy is charged, which is deductible from final move-in monies. In the event that references are not satisfactory or reasonable steps are not taken, the holding deposit is non-refundable. On satisfactory receipt of references the tenancy agreement will be drawn up.

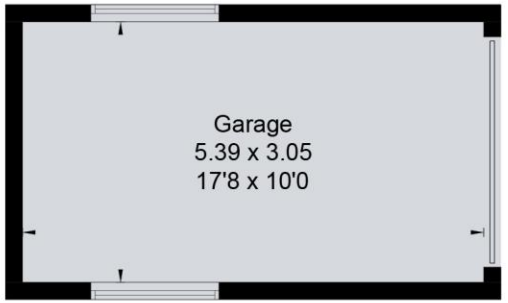
Approximate Floor Area = 75.7 sq m / 815 sq ft
Garage = 16.5 sq m / 178 sq ft
Total = 92.2 sq m / 993 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #115820







