



House (EPC Rating: C)

# THE WAIN HOUSE, GOLD HILL FARM BOSBURY, HR8 1HD

## £1,950 Per month





# 3 Bedroom House located in Bosbury

Stunning detached former Barn occupying a prime location on a small development of high quality properties in a glorious rural location with very spacious living accommodation, three bedrooms, central heating, rear garden with large patio and ample parking. Sorry no pets.

**Kitchen/dining room**

**Utility room**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

viewing please call our lettings department 01432  
355455

## **Affordability And Household Income**

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £37,500. Should a guarantor be required to support an application, an income of £45,000 would be required.

## **Services And Expenditure**

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

Council Tax - Band F

Broadband Connectivity - 123Mbps Download.  
123Mbps Upload - Ultrafast - Source Ofcom

## **Tenancy Information And Permitted Payments**

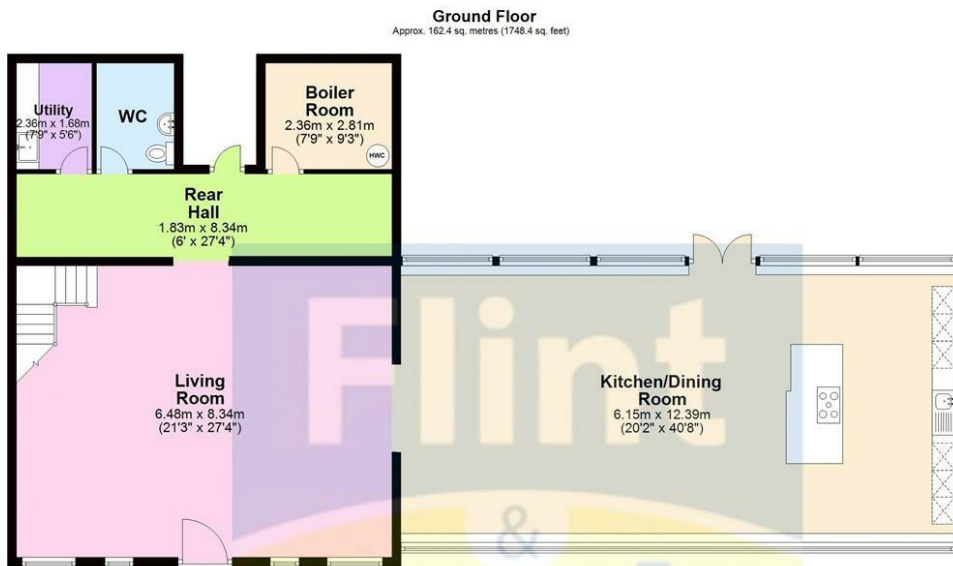
For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

## **Viewings**

Viewings are strictly through the agent. To book a



FLINT AND COOK HEREFORD | 22 BROAD STREET, HEREFORD,  
HEREFORDSHIRE, HR4 9AP



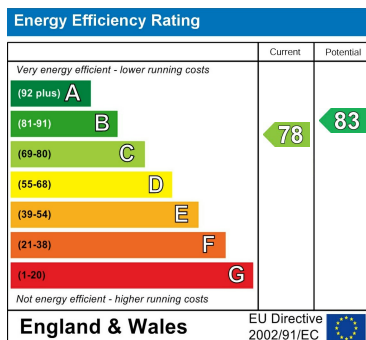
Total area: approx. 218.2 sq. metres (2349.1 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

Council Tax Band

**F**

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.

