



House (EPC Rating: C)

**6, CHURCH VIEW NORTON CANON,
HEREFORDSHIRE, HR4 7BH**

Per month

£1,600 Per month



4 Bedroom House located in Norton Canon

| New Build Detached Property | Rural Herefordshire Village Setting | Gated New Build Development | Three/Four Bedrooms | Breakfast Kitchen | Integrated Appliances | Utility Room | Ensuite Facilities | Integrated Garage With Power And Lighting | Driveway Parking | Front And Rear Gardens | EPC Rating C |

The Property

A new build property located within the rural Village of Norton Canon this detached property offers spacious accommodation of entrance hall, Guest WC, sitting room, understairs storage cupboard, breakfast kitchen with 4 ring electric Hob, integrated double oven, fridge /freezer and dishwasher, utility room with direct access door through the garage. three/four bedrooms, ensuite facilities and family bathroom. There is a driveway to the front, side access and enclosed rear garden being of low maintenance with countryside views beyond.

From the front an entrance door opens into hallway with doors off, staircase rising to first floor landing, useful understairs cupboard and guest WC. To the front of the property to the right hand side of the property there is a sitting room with television point, telephone point, panel radiator and wooden flooring. To the rear the breakfast kitchen can be found offering a selection of base cabinets, along with integrated appliances to include double Hotpoint oven, fridge/freezer, dishwasher, 4 ring electric hob with extractor fan over and splashback, granite style work surfaces, sink with drainer, space for dining table and chairs, downlighters, and wooden flooring. Off the kitchen is the utility room offering base cabinets, sink, space and plumbing for washing machine and space for tumble dryer. There is a direct access door to the garage which has an up and over door to front, power an lighting and wall mounted LPG gas boiler. Upstairs there are three/four bedrooms all of good size with the fourth offering a home office or study solution, there are also ensuite facilities to one bedroom and family bathroom.

Services And Expenditure

Services - Services - Mains electricity and water along with private drainage and LPG gas central heating.

Council Tax - TBC - Currently not valued.

Broadband Connectivity - upload and download speeds unavailable from Ofcom.

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 £00,000. Should a guarantor be required to support an application, an income of £00,000 would be required.

Tenancy Information And Permitted Payments

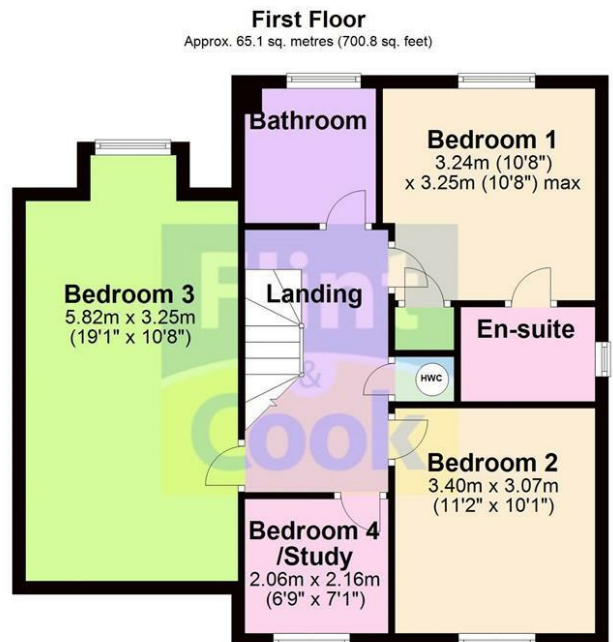
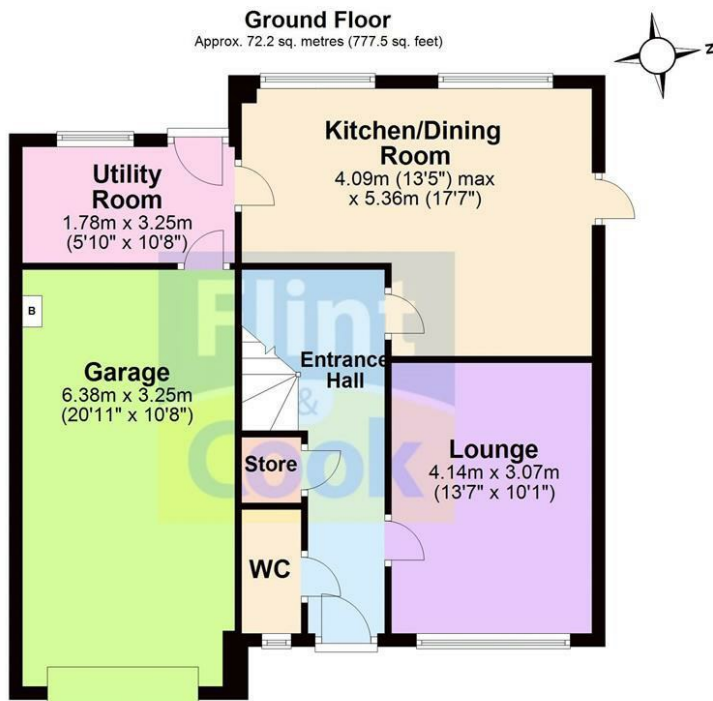
For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let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

Viewings

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



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

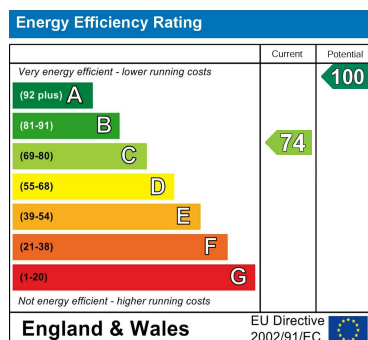


Total area: approx. 137.3 sq. metres (1478.3 sq. feet)

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

Council Tax Band
New Build

Energy Performance Graph



Call us on

01432 355455

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.