



House - Detached (EPC Rating: E)

THE GARDEN COTTAGE MARDEN, HR1 3EX

Per month

£1,650 Per month



3 Bedroom House - Detached located in Marden

| Rural Setting With Extensive Gardens | Ample Parking And Double Detached Garage | Three Bedrooms All With Ensuite Facilities | Large Sitting Room With Wood Burning Stove | Well Appointed Breakfast Kitchen | Rear Enclosed Cottage Style Gardens | EPC Rating D | Available For Immediate Occupation Subject To Referencing And Landlords Consent

The Property

An attached property set within traditional picturesque, Herefordshire, countryside occupying a tucked away position. Having accommodation of entrance hall, utility room with WC, spacious sitting room with feature wood burning stove, breakfast kitchen with a Smeg range style cooker and integrated dishwasher. There are three bedrooms, one located to the ground floor with ensuite and walk in dressing room with a further two bedroom upstairs both with ensuite facilities. To the outside of the property the gardens are extensive to front and mature along with ample parking and double detached garage. To the rear of the property is an enclosed cottage style garden with lawn and patio area.

The front entrance door opens into hallway, with staircase rising to first floor landing, doors off, wall mounted central heating controls, telephone point, storage cupboard housing trip switches and wood effect laminate flooring. Off the hallway is the utility room with base and wall mounted cabinets, space and plumbing for washing machine, sink, WC, wall mounted heated towel rail and wood effect laminate flooring. The sitting room has feature windows to front and double doors to rear leading to the garden room. Having feature a wood burning stove set on tiled and stone surround, TV aerial, two wall mounted panel radiators and wood effect laminate flooring along with space for three piece suite. There are also lovely character features to include exposed timbers and beams.

The garden room is of upvc construction with a range of sectional glazed windows, tone flooring and door leading out to the gardens. The breakfast kitchen offers a selection of countrystyle units with wooden work surfaces, Belfast style sink, a Smeg range cooker, integrated dishwasher, wine cooler and Welsh dresser for additional storage. There are also two wall mounted vertical radiators and character beams and wood effect laminate flooring. Off the kitchen steps lead down a double bedroom with double patio doors leading out to the front gardens.

Having useful storage facilities, TV aerial. wall mounted lighting and expose timbers and beams. The bedroom also offers an ensuite with shower cubicle. WC vanity style unit with wash hand basin and wall mounted heated towel rail. There is also a walk in wardrobe/dressing room with extensive storage.

Upstairs there are a further two double bedrooms with velux roof windows and ensuite facilities to both rooms.

Services And Expenditure

Services - Oil fired central heating. mains electricity and private drainage and water.

Council Tax - Band E

Broadband Connectivity - 1000Mbps Download. 1000Mbps Upload - Ultrafast - Source 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 £49,500.00. Should a guarantor be required to support an application, an income of £59,400.00 would be required.

Tenancy Information And Permitted Payments

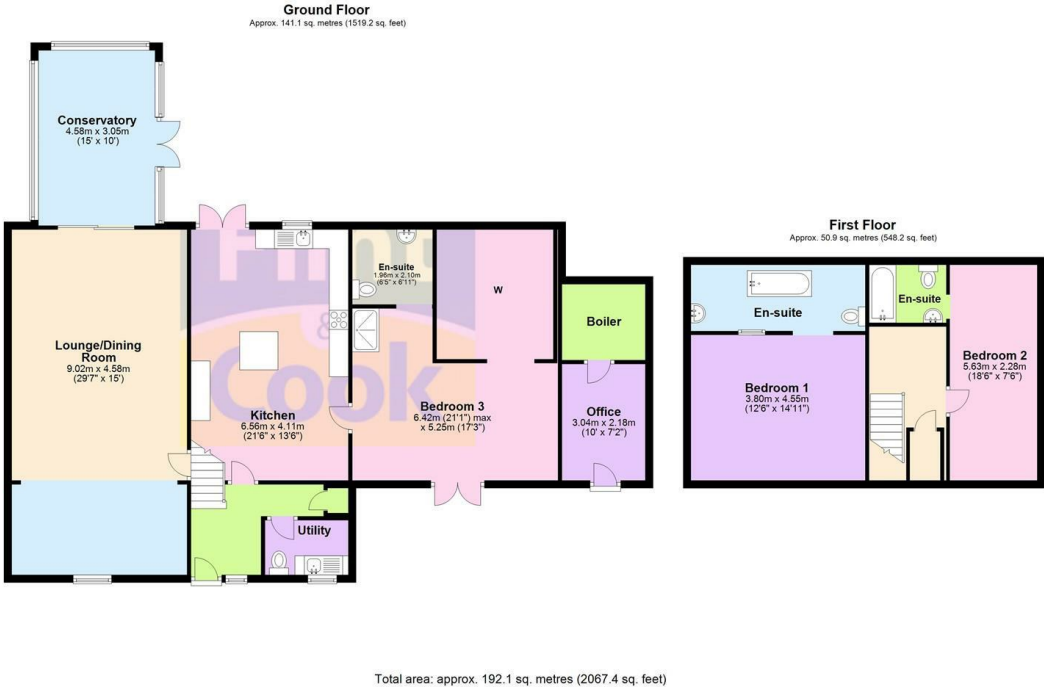
For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let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

Viewings

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



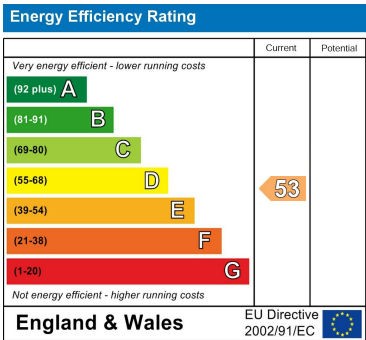
FLINT AND COOK HEREFORD | 22 BROAD STREET, HEREFORD,
HEREFORDSHIRE, HR4 9AP



Council Tax Band

E

Energy
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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.