



House (EPC Rating: C)

**23 THE SHIRES, LOWER BULLINGHAM,
HEREFORD, HR2 6EY**

£825

Per month



2 Bedroom House located in Hereford

| Two Bedrooms | Gas Central Heating | Driveway | Front and Rear Gardens |
Council Tax Band A |

The Property

A two bedroom semi detached house in a popular residential area. The property provides a driveway with ample parking, front and rear gardens, a modern kitchen and gas central heating.

From the driveway, the entrance door leads into the hall and onto the kitchen, the kitchen provides a fitted electric oven with gas hob, plumbing for washing machine and space for a fridge freezer. Leading onto the living room with patio doors into the rear garden.

Upstairs offers two bedrooms, one double bedroom with built in wardrobe and a single bedroom or dressing room/office. The bathroom provides electric shower over bath, basin and w.c.

The external areas offer a rear garden with patio and grassed area, side passage way and garden shed. To the front of the property you have a driveway with ample parking for two cars and a lawned area with shrubs.

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 £24,750. Should a guarantor be required to support an application, an income of £29,700 would be required.

Services And Expenditure

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

Council Tax - Band A

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

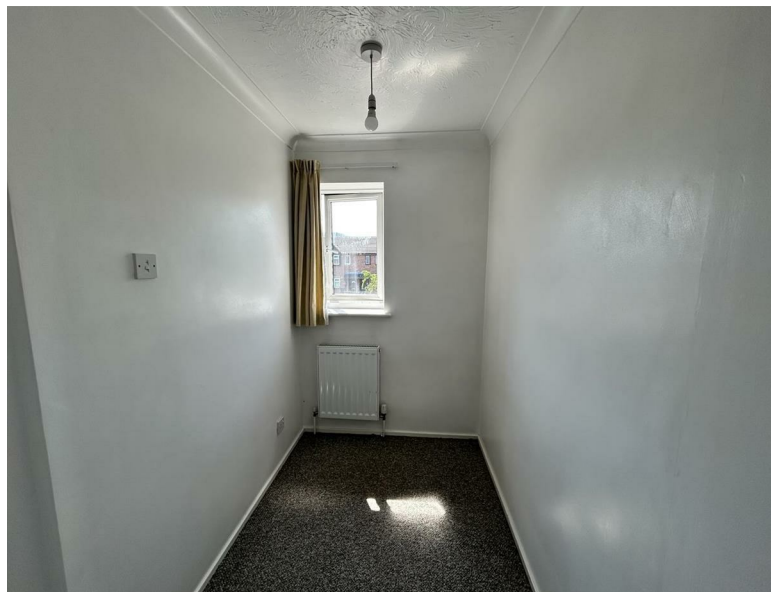
Tenancy Information And Permitted Payments

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

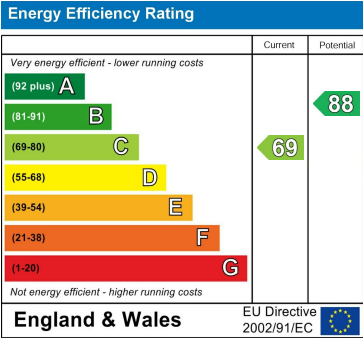
Viewings are strictly through the agent/landlord. To book a viewing please call our lettings department 01432 355455



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

Council Tax Band
A

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.