



Bungalow (EPC Rating: D)

259 BUCKFIELD ROAD, LEOMINSTER, HR6 8SB

£825 Per Calendar Month



2 Bedroom Bungalow located in Leominster

| Semi Detached Bungalow | Two Bedrooms | Kitchen/Diner | Sitting Room | Shower Room | Front And Rear Gardens | Garage | Garden Shed | Driveway | Available For immediate Occupation Subject To Referencing And Landlords Consent | EPC Rating D

The Property

A semi detached bungalow set within a popular residential area of the market town. Accommodation to include entrance hallway, sitting room, kitchen diner, two bedrooms and a shower room. Outside there are front and rear low maintenance gardens, along with driveway, garage and garden shed to rear.

The entrance door opens into hallway with doors off, storage cupboard housing gas boiler, access to loft space, and a second storage cupboard.

Door through to sitting room with sliding patio door to rear leading out to the garden. Having a feature electric fireplace, TV aerial, space for furnishings and two panel radiators.

The kitchen has been extended and offers a selection of base and wall mounted cabinets, a 4 ring electric hob with extractor over, integrated oven, integrated washing machine, square edge work surfaces, stainless steel sink, splashback wall tiling, two wall mounted panel radiators and wood effect laminate flooring along with space for a compact dining table and chairs.

To the front of the property there is a double bedroom along with a second single bedroom/study.

The shower room offers a WC, pedestal wash hand basin, corner shower cubicle, mirror, wall mounted towel rail, wall mounted heated towel rail, cupboard, extractor fan and tiled flooring.

Outside there is driveway parking along with a low maintenance gravelled front garden. To the rear, the gardens are enclosed and offers a patio area, lawn, garden shed and direct access into the garage.

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 B

Broadband Connectivity - 2300Mbps Download. 2300Mbps 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

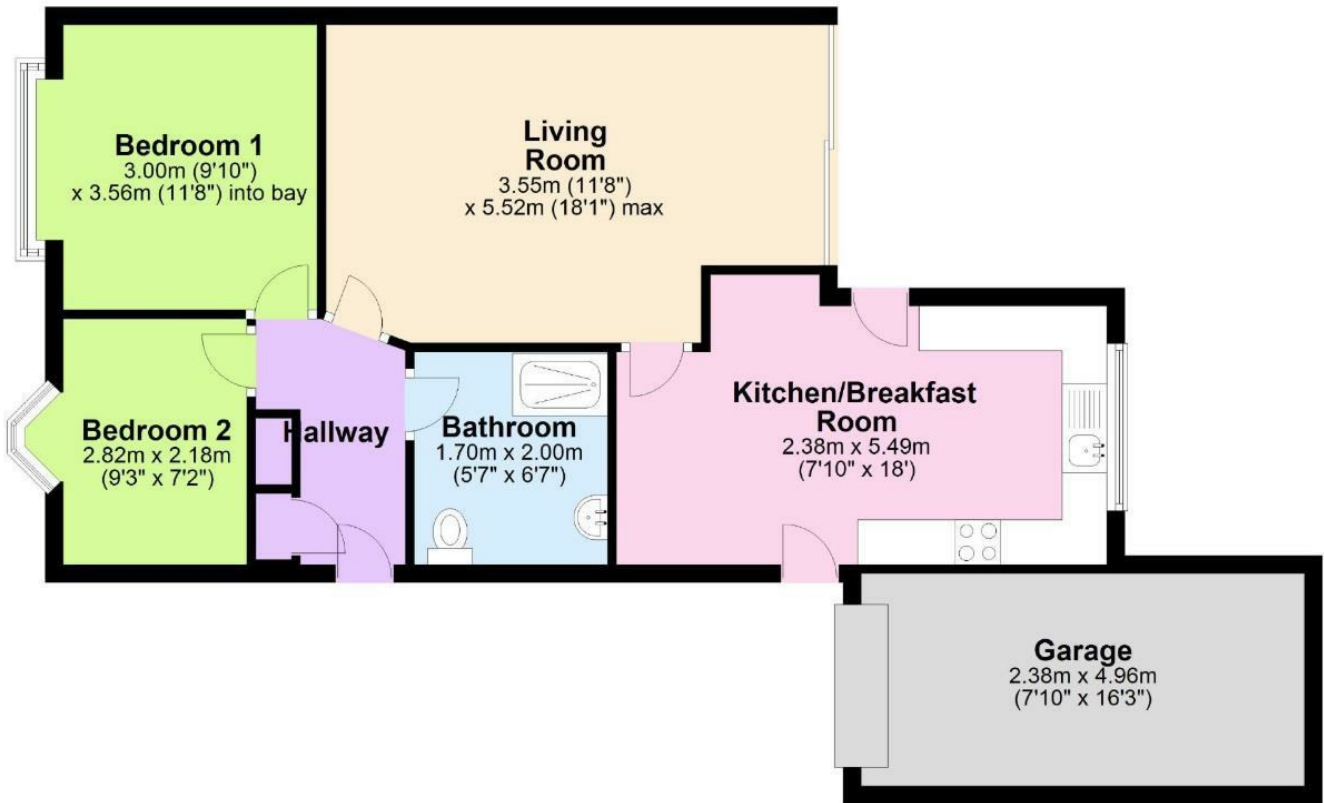
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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HEREFORDSHIRE, HR4 9AP

Ground Floor

Approx. 69.0 sq. metres (742.3 sq. feet)

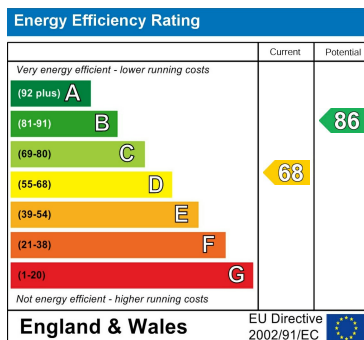


Total area: approx. 69.0 sq. metres (742.3 sq. feet)

Council Tax Band

B

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.

