



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

TO LET - FOR SIX MONTHS ONLY

In an elevated position on the edge of town backing onto Upper Hardwick Lane with its car parking space and views to open fields. Walking distance of shop at Flaggoners Green.

An Extended Superbly Presented Two-Bedroom End of Terrace House with Mains Gas Central Heating, uPVC Double Glazing, White High Gloss Kitchen, Carpets and Curtains.

**34 FLAGGONERS CLOSE
BROMYARD
HR7 4TZ**



Comprising

Hall, 17' Lounge, Kitchen/Dining Room, Landing, Two Bedrooms, Bathroom, Attractive Gardens, Car Parking Space Approached off Upper Hardwick Lane. EPC - D.

£800 per month

34 Flaggoners Close, BROMYARD HR7 4TZ

ENCLOSED PORCH

HALL with laminate floor, double doors to

CLOAKS CUPBOARD with hanging rail and shelf.

LOUNGE (17'8" x 11'9")



Wall mounted living flame coal effect electric fire, radiator, cupboard under stairs, inset ceiling lights, windows to front and side. Door to

KITCHEN / DINING ROOM (15'10" x 11'9") The room is separated by a peninsular unit and has ceramic tile floor.

THE KITCHEN AREA



has white high gloss front base and wall units, integral double oven, space and plumbing for washing machine, space for fridge freezer, wood style work surfaces with tiled splash back, inset stainless steel sink, 4 ring ceramic hob with extractor over.

THE DINING AREA



has a radiator, two Velux roof lights and French doors with side panels to the rear garden.

Stairs from the hall to

LANDING with radiator access to loft space, window to side

BEDROOM 1 (13'2" x 8'11") Radiator, double doors to built-in wardrobe with gas fired combi-boiler. Wide window to front.

BEDROOM 2 (11'4" x 6'3") Radiator, window to rear with lovely views to open fields.

BATHROOM White suite of panelled bath with glazed screen and shower over, hand basin and WC. Tiled floor, ladder style radiator, fully tiled walls, window.

FRONT GARDEN

This is bounded by a painted picket fence and pedestrian gate with path to front door and chipping area. A paved path leads along the side of the house to a gate and the rear garden.

THE REAR GARDEN



This attractively laid out being bounded by board fences for privacy. Full width decking area, lawns and chipping path to the parking area.

PARKING SPACE



This is approached off Upper Hardwick Lane being down to chippings with low brick walls and board fences each side. An opening leads to the rear garden.

N.B. There is also a designated parking space on the nearby car park.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - B

THE RENT - £800 pcm exclusive, payable monthly in advance. A deposit equal to five weeks' rent will be payable upon signing of the agreement.

REFERENCES

Previous landlord's reference – if applicable, two private references and an employer's reference will be required along with consent to obtain a Rent4Sure Credit Check.

APPLICATIONS

To be made in writing on a form available from our office.

TENANT FEES

See attached Tenant Fees Schedule on the application form.

DIRECTIONS

From the town centre take the A44 Leominster road. Just past the lights at Flaggoners Green, turn right into Winslow Road then take the second left turning into Flaggoners Close.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB002672

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.