



Barn Conversion (EPC Rating: C)

**2 UPPER WRIGGLESBROOK BARN,
WRIGGLEBROOK, KINGSTHORNE, HEREFORDSHIRE,
HR2 8AW**

£995 Per Calendar Month



2 Bedroom Barn Conversion located in Kingsthorne

| Semi Detached Barn Conversion | Two Bedrooms | Kitchen | Open Plan Dining / Sitting Room | Bathroom With Shower | Enclosed Courtyard With Patio Seating Area And Parking To The Front | EPC Rating C | Available For Immediate Occupation |

The Property

A semi detached barn conversion set within the village of Kingsthorne with courtyard garden with parking and patio area, kitchen, open plan sitting dining room, two bedrooms and a bathroom.

Accessed via a shared driveway wooden gates open into a parking area courtyard which is enclosed and gravelled which is gravel for ease of maintenance. There is a patio seating area immediately to the front of the property and also gated side access.

The entrance door opens into a kitchen with a selection of base and wall mounted cabinets, a stainless steel sink, an electric cooker, roll edge work surfaces, splashback wall tiling, downlighters, a newly installed Worcester oil fired boiler, recess for fridge freezer unit, space and plumbing for washing machine, tiled flooring and velux style windows.

Steps lead up to an open plan sitting/dining room with double patio doors to front and window to front with sectional glazing to side and rear. There is space for a dining table and chairs, TV point, telephone point, two panel radiators, recessed trip switches, uplighters and useful understairs storage cupboard. The dining area has a tiled floor with the sitting area having wooden flooring.

Upstairs, there are 2 double bedrooms along with a bathroom having a corner bath, pedestal wash hand basin, a corner glass panelled shower cubicle, WC, towel rail, toilet roll holder, downlighters, velux style windows, extractor fan and wooden flooring.

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 £26,400.00. Should a guarantor be required to support an application, an income of £39,600.00 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water. Oil fired central heating.

Hereford County Council - Tax - Band A

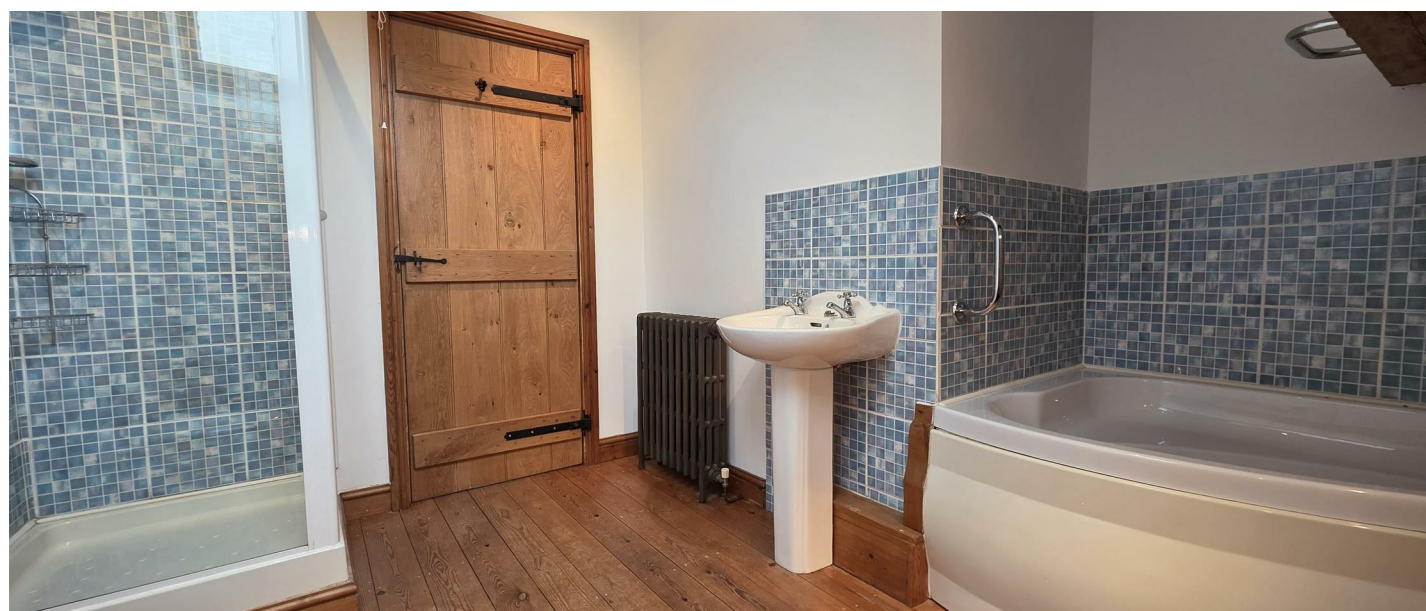
Broadband Connectivity - 1800Mbps Download. 220Mbps Upload - Ultrafast - Source Ofcom

Tenancy Information And Permitted Payments

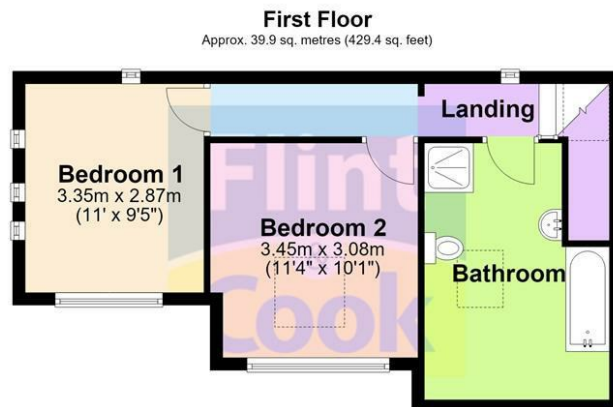
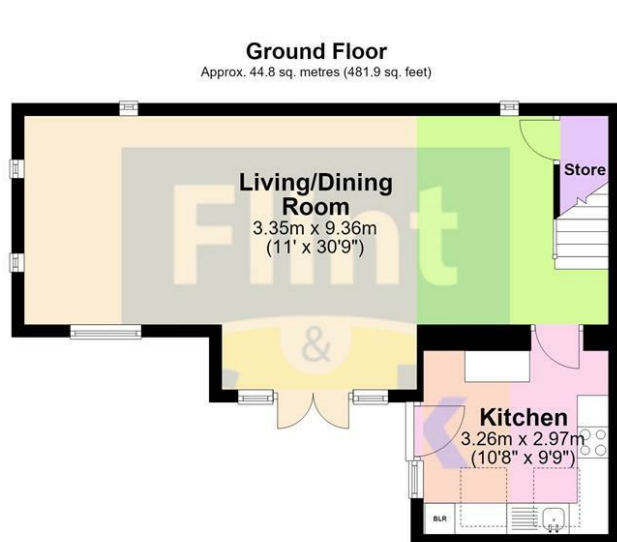
For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let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

Viewings

In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.



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HEREFORDSHIRE, HR4 9AP

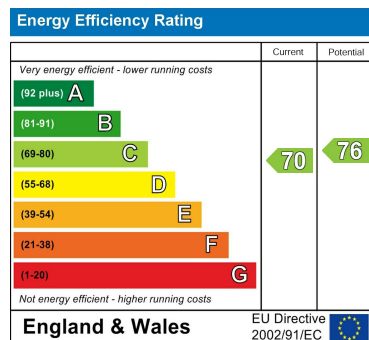


Total area: approx. 84.7 sq. metres (911.3 sq. feet)

Council Tax Band

A

Energy Performance Graph



Call us on

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<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.