



Bungalow - Detached (EPC Rating: C)

CONISTON STRETTON SUGWAS, NEAR HEREFORD, HEREFORDSHIRE, HR4 7AH

Per Calendar Month

£1,150 Per Calendar



2 Bedroom Bungalow - Detached located in Near Hereford

| Detached Bungalow | Set At The End Of A Private Driveway | Two Bedrooms | Kitchen / Diner | Low Maintenance Gardens | EPC C | Countryside Views To Rear | Ample Parking | Detached Garage | Available For Immediate Occupation Subject To Referencing |

The Property

A detached bungalow set within the village of Stretton Sugwas on the fringes of Hereford City. The property is set at the end of a private driveway with ample parking to front, detached garage, and low maintenance enclosed gardens.

The entrance door opens into the hallway having doors off, wall mounted central heating controls, access to loft and panel radiator. Through to sitting room which is an L shaped room with window to side and double patio doors to front. Having a gas fireplace with wood surround, TV aerial and two panel radiators.

The kitchen offers a selection of base and wall mounted cabinets with stainless steel single drainer sink, a new Beko oven and 4 ring electric hob, integrated fridge and freezer units, roll edge work surfaces, space and plumbing for washing machine, tiled flooring and space for table and chairs. There is a door to the side which leads out to the garden, windows to side and rear with views of the surrounding countryside.

There are two double bedrooms along with family bathroom, offering close coupled WC, pedestal wash hand basin, panel enclosed bath with shower over splashback screening, tiled floor and window to front.

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 £33,000. Should a guarantor be required to support an application, an income of £39,600 would be required.

Services And Expenditure

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

Council Tax - Band D

Broadband Connectivity - 1000Mbps Download. 1000Mbps 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



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

Ground Floor

Approx. 72.4 sq. metres (779.3 sq. feet)

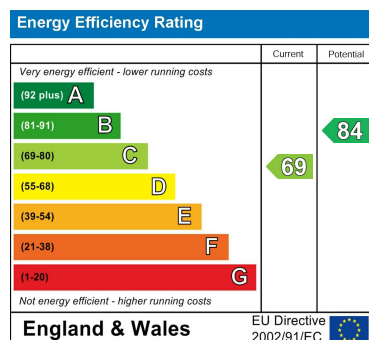


Total area: approx. 72.4 sq. metres (779.3 sq. feet)

Council Tax Band

D

Energy Performance Graph



Call us on

01432 355455

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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.