





House - Semi-Detached (EPC Rating: D)

THE OLD POST OFFICE BISHOPSTONE, BISHOPSTONE, HEREFORDSHIRE, HR4 7JX

£995 Per Calendar Month

Flint & Cook

1 1 2 D

1 Bedroom House - Semi-Detached located in Bishopstone

| Village Setting West Of Hereford City | Semi Detached Property | 1/2 Bedrooms | Driveway Parking & Enclosed Rear Gardens | EPC rating D | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

Ground floor
With upvc entrance door leading into the

Entrance porch
With feature exposed brick, ceiling light point, windows to each side, space for coat and shoe storage, ceramic tiled flooring and door leading into the

Lounge
Having a feature stone inglenook fireplace with a wood-burning stove and bread oven to side, exposed beams, oak flooring and downlighters. There are two wooden windows to front fitted with internal shutters, panel radiator, TV and telephone points and a wall-mounted Nest heating system. Opening through to:

Kitchen
The kitchen is fitted with a range of matching wooden wall and base units, worksurfaces, stainless steel sink with drainer, integrated appliances include a fridge/freezer, four-ring gas hob with electric oven, extractor hood and tiled splashback. There is under-counter space and plumbing for a washing machine, along with a wall-mounted gas central heating boiler. There is a Velux roof light, spotlights and a tiled floor.

Dining/family room
Having double-glazed patio doors opening onto the rear gardens along with side windows, exposed beams, downlighters and underfloor heating beneath the ceramic tiled floor.

Downstairs W/C
Fitted with a low flush WC and wash hand basin, exposed stone wall and ceramic tiled flooring. A uPVC double-glazed window to side and panel radiator.

Stairs lead from the lounge to the first floor

Bedroom one
With vaulted ceilings and Velux window and window to rear. Having built-in wardrobes, a fitted chest of drawers, telephone point and panel radiator.

Landing/ Bedroom 2
This landing space also serves as an additional bedroom or home office, has fitted carpets, spotlights, double-glazed window to the front, two built-in storage cupboard and exposed beams.

Bathroom
Having a corner bath with overhead shower, inset wash hand basin with mixer tap, exposed stone wall, beams, double-glazed windows to the front and side, panel radiator and ceramic tiled flooring.

Outside
The front of the property features a block-paved driveway providing off-road parking for two vehicles, leading to a large Welsh slate hardstanding area that offers low-maintenance and side access.

The rear garden is of low maintenance and is mainly laid to decking and has garden shed for storage. To side there is an additional hardstanding area which houses the Calor LPG gas tanks.

Directions
From Hereford City, head west along the A438 Whitecross Road. At the roundabout, take the second exit onto A438 Kings Acre Road. After approximately 3.5 miles, turn right and keep left towards Bishopstone Village. The Old Post Office can be found on the right-hand side.

Services And Expenditure
Services
Mains water, electricity and drainage are connected. LPG Gas-fired central heating.

Hereford County Council
Tax - Band C

Broadband Connectivity Guide For The Postcode Area - Source - Ofcom
1000Mbps Download. 1000Mbps Upload - Ultrafast

Mobile Phone Coverage Guide For The Postcode Area - Source Ofcom
Please see media gallery (last entry).

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 £29,850. Should a guarantor be required to support an application, an income of £35,820 would be required.





Property Redress Scheme & Client Money Protection

Flint And Cook Ltd belong to the Property Redress Scheme. The PRS contact information is as follows The Property Redress Scheme (PRS) Premiere House 1st Floor Elstree Way Borehamwood, Hertfordshire, WD6 1JH. Telephone Number 0333 321 9418 E: info@theprs.co.uk Our scheme number is PRS013108.

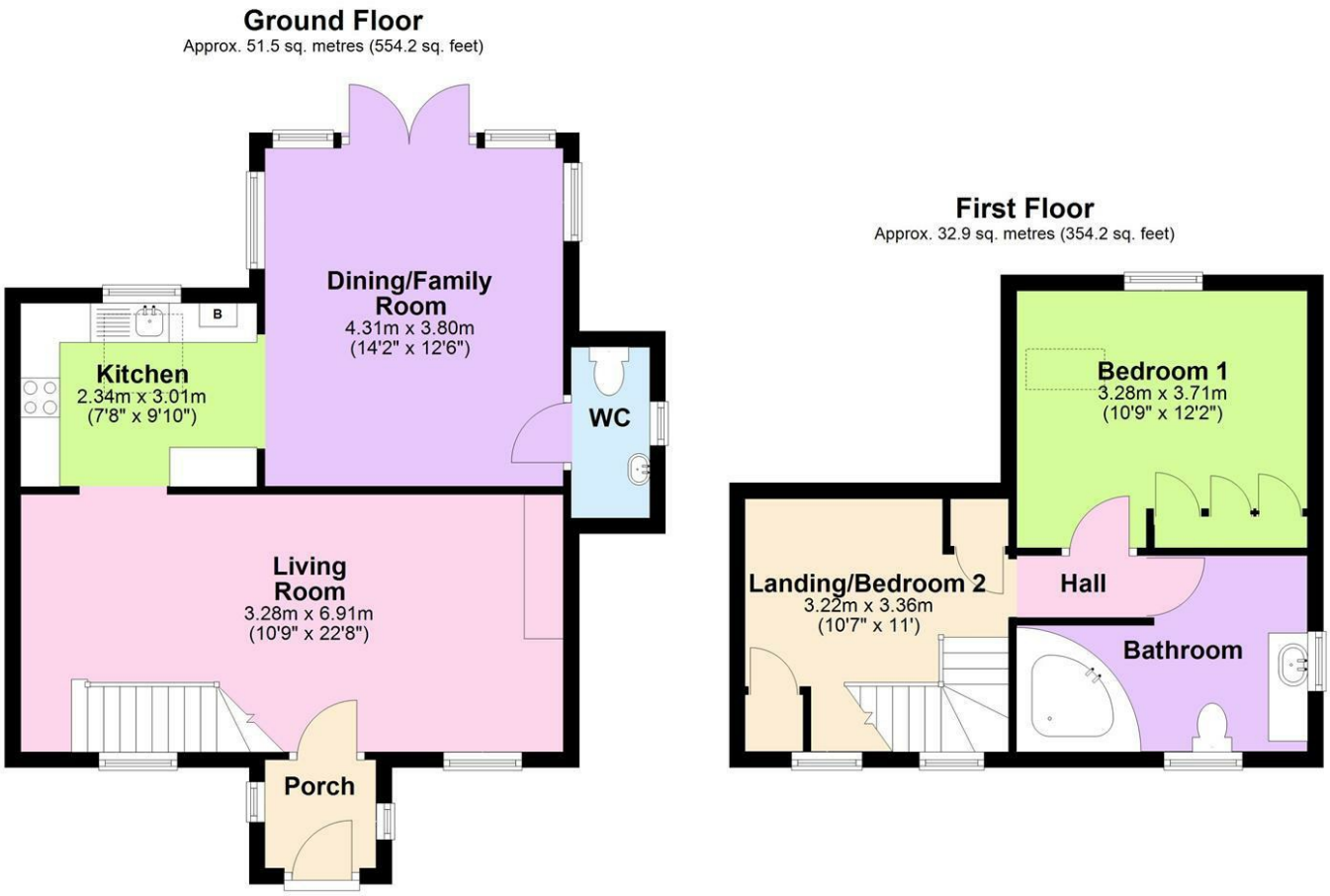
Flint And Cook are members of Propertymark and our Client Money Protection is authorised and provided by them.

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.

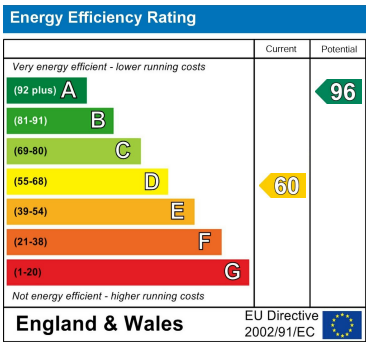


Total area: approx. 84.4 sq. metres (908.4 sq. feet)

Council Tax Band

B

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.