



House (EPC Rating: C)

# 14 BULLINGHAM LANE, HEREFORD, HR2 7RY

Per Calendar Month

## £1,100 Per



# 3 Bedroom House located in Hereford

## The Property

From the front of the property a door opens into the entrance hall with staircase rising to 1st floor landing, useful understairs storage cupboard, wall mounted central heating controls, telephone points and vinyl flooring. There is a guest WC with wash hand basin and window to front.

The sitting room has a double glazed window to front with space for furnishings, TV point, telephone point, broadband connection and panel radiator.

To the rear of the property is the kitchen/ diner with window to rear and double patio doors leading out to the garden. The kitchen offers a selection of base and wall mounted cabinets, along with worksurfaces, a 4 ring gas hob and integrated oven, space and plumbing for washing machine, stainless steel sink. Splashback wall tiling, gas fired boiler, two panel radiators and vinyl flooring. There is also space for a table and chairs for dining.

Upstairs, there are three bedrooms, ensuite shower and bathroom. The bathroom offers a suite to include WC, pedestal wash hand basin, panel enclosed bath with shower attachment over, splashback wall tiling, window to front and vinyl flooring.

To the rear of the property is an enclosed garden of low maintenance with decking, garden shed, additional outside storage containers and a patio/gravelled area.

There is allocated parking for two vehicles a short distance from the property.

## 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 £00,000. Should a guarantor be required to support an application, an income of £00,000 would be required.

## Services And Expenditure

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

Council Tax - Band C

Broadband Connectivity - 123Mbps Download. 123Mbps 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.

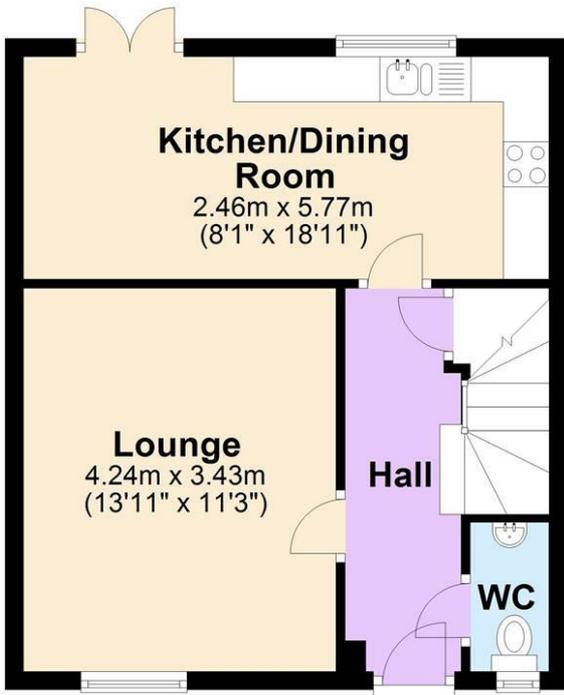
## Viewings

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

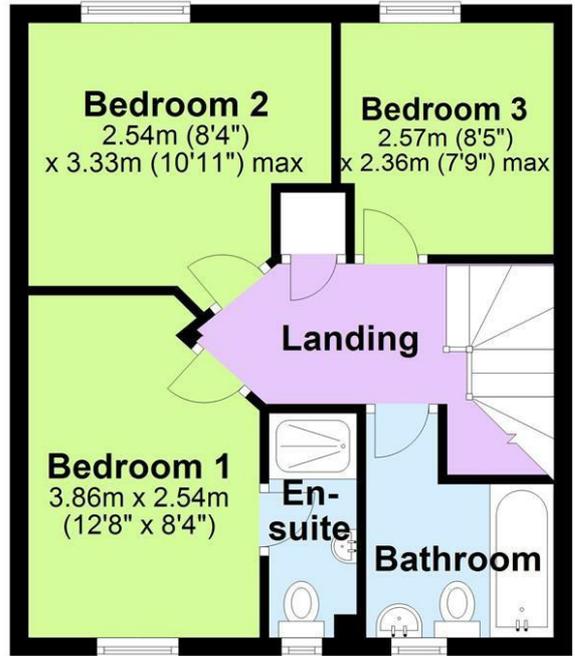


FLINT AND COOK HEREFORD LETTINGS | 22 BROAD STREET, HEREFORD,  
HEREFORDSHIRE, HR4 9AP

**Ground Floor**  
Approx. 39.2 sq. metres (422.2 sq. feet)



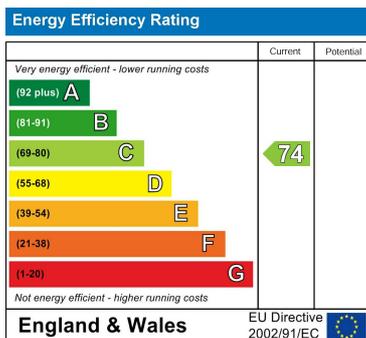
**First Floor**  
Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 78.5 sq. metres (845.5 sq. feet)

Council Tax Band

Energy Performance Graph



Call us on

**01432 355455**

[lettings@flintandcook.co.uk](mailto: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.

