



House - End Terrace (EPC Rating: E)

## 5 FROG LANE, BROMYARD, HR7 4BU

Per Calendar Month

**£595 Per**



# 1 Bedroom House - End Terrace located in Bromyard

| One Bedroom End Terrace | Quiet Central Location | Modern Kitchen with Cooker | One Reception Room | Downstairs Bathroom | Bedroom and Ensuite WC | Parking for One Car | EPC Rating: E | Gas Central Heating | Available For Occupation August 2026 Subject to Referencing and Landlord's Consent | Single Occupancy Recommended |

The property is approached off Frog Lane via a door which leads into the

## Living Room

A good-sized room with character features, carpet, understairs storage cupboard, ceiling lights and door to the

## Kitchen

A lovely light and airy room, with a range of high gloss cupboards and drawers, ample work surfaces, tiled splash backs, electric cooker, space for washing machine, space for fridge, wall mounted Glow-worm boiler providing heating and hot water, extractor fan, ceiling lights, vinyl floor covering, window to courtyard and Velux roof light,

## Bathroom

White suite, comprising curved bath with shower over, low flush WC, radiator, pedestal wash-hand basin, vinyl floor covering, extractor fan, ceiling light and obscure glazed window to front.

Stairs lead from the living room to the

## Landing

With cupboard and hanging rail

## Bedroom

Double sized bedroom with eaves, carpet, light, window to the side.

## Ensuite WC

With low flush WC, wash-hand basin, ceiling light, extractor, carpet and window to front.

## Services And Expenditure

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

Hereford County Council - Tax - Band A

Broadband Connectivity - 2300Mbps Download. 2300 Mbps Upload - Ultrafast - Source Ofcom

## Household income and affordability

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £17,850 Should a guarantor be required to support an application, an income of £21,420 would be required.

## Permitted payments and Tenancy information

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 01885 488166



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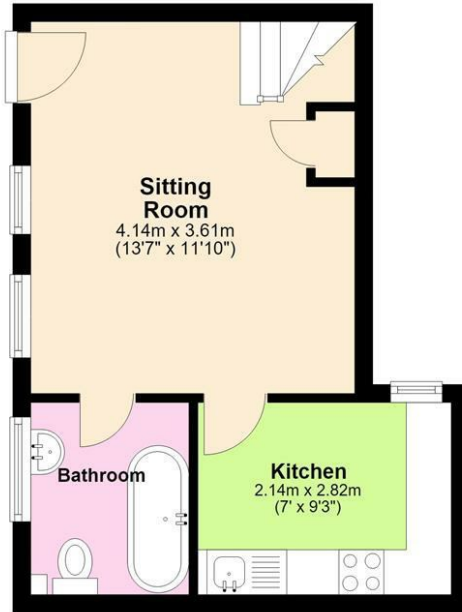
### First Floor

Approx. 13.7 sq. metres (147.2 sq. feet)



### Ground Floor

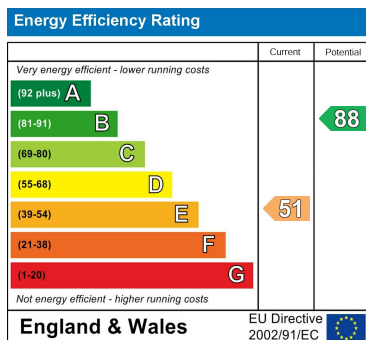
Approx. 25.5 sq. metres (274.7 sq. feet)



Total area: approx. 39.2 sq. metres (421.8 sq. feet)

Council Tax Band

Energy Performance Graph



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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.

