



House - End Terrace (EPC Rating: D)

7 THE OLD FORGE, WOOLHOPE, HR1 4AX

£950 Per Calendar Month



3 Bedroom House - End Terrace located in Woolhope

| End Terrace Property | Village Setting | Three Bedrooms | Kitchen | Sitting Room
With Wood Burner | Driveway Parking | Garage | Enclosed Rear Gardens | EPC
Rating D | Available For Immediate Occupation Subject To Referencing |

The Property

An end of terrace property set within the popular village of Woolhope offering accommodation of sitting room, kitchen, three bedrooms, bathroom and enclosed rear gardens with countryside views. There is driveway parking and an attached garage with power and lighting. There is also visitor parking available.

The entrance door opens into the sitting room having a feature wood burning stove set on a stone and tiled hearth, staircase rising to first floor landing, wall mounted night storage heater, broadband connection, TV aerials and wood effect laminate flooring. Door through to kitchen/diner, offering a selection of base and wall mounted cabinets, sink, 4 ring electric hob, integrated oven, square edge worksurfaces, space and plumbing for washing machine, space for compact dining table and chairs and tiled flooring. There is a double glazed door leading out to the garden. The gardens are enclosed with panel and picket fencing and being of low maintenance with border flower beds, lawns and patio area to the rear. There are views across open pastureland along with a direct access door to the garage.

Upstairs there are three bedrooms and family bathroom offering WC, pedestal wash hand, panel enclosed bath with shower attachment and tiled 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 £28,500. Should a guarantor be required to support an application, an income of £34,200 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water. Night storage heating and wood burning stove.

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

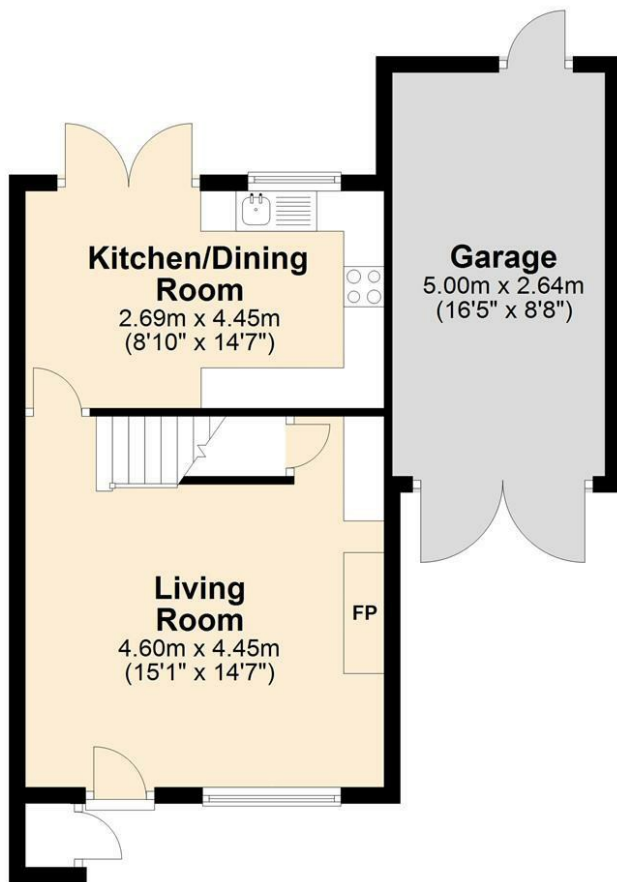
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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

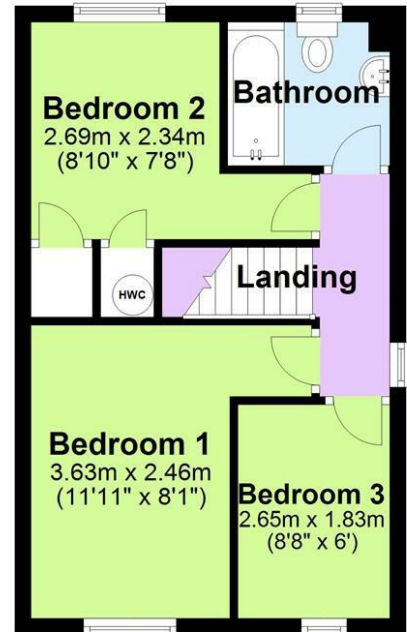
Ground Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.6 sq. feet)

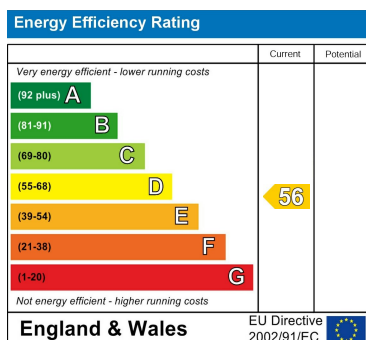


Total area: approx. 65.5 sq. metres (705.1 sq. feet)

Council Tax Band

C

Energy Performance Graph



Call us on

01432 355455

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.