



Country Residence (EPC Rating: C)

# 40 BRAMLEY ORCHARDS, BROMYARD, HR7 4UT

Per Month

## £850



# 2 Bedroom Country Residence located in Bromyard

| 2 Bedroom Terraced Property | Walking Distance to Bromyard Town Centre | Countryside Views | Two Off Road Parking Spaces | Garden | Spacious Living Room | Spiral Staircase | EPC C | Available For Occupation End of November | Subject to Referencing and Landlord Approval |

The property is approached off Bramley Orchard, across a paved driveway via a door which leads into the

## Hallway

A enclosed porch/hallway, with coat hooks and ceiling lights and door to the

## WC

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

## Living Room

A spacious room with a spiral staircase, carpet, ceiling lights and door to the

## Kitchen

A lovely light and airy room, with a range of = cupboards and drawers, ample work surfaces, tiled splash backs, electric cooker, space for washing machine, space for fridge, ceiling lights, vinyl floor covering, window and door to the garden with countryside views.

## Stairs/ landing

Spiral stairs from the Living Room lead on to the landing on to the

## Bedroom 1

Double sized bedroom with fitted wardrobes with a mirror front, carpet, light and window to the front.

## Bedroom 2

The second bedroom with cupboard, carpet, light and window to rear, with views over looking the fields.

## Bathroom

White suite, bath with shower over, low flush WC, radiator, pedestal wash-hand basin, vinyl floor

covering, extractor fan, ceiling light and blue tiled walls.

## Garden

Patio area with wooden gate leading on to a grassed lawn with a small pond.

## Services And Expenditure

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

Hereford County Council - Tax - Band B

Broadband Connectivity -

Standard 16 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 2300 Mbps 2300 Mbps - 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 £25,500 Should a guarantor be required to support an application, an income of £35,700 would be required.

## Permitted payments and Tenancy information

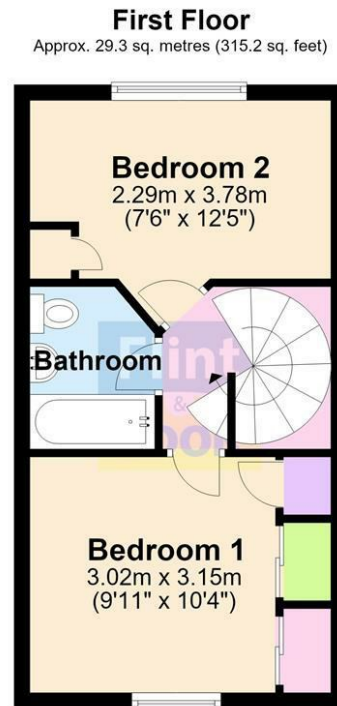
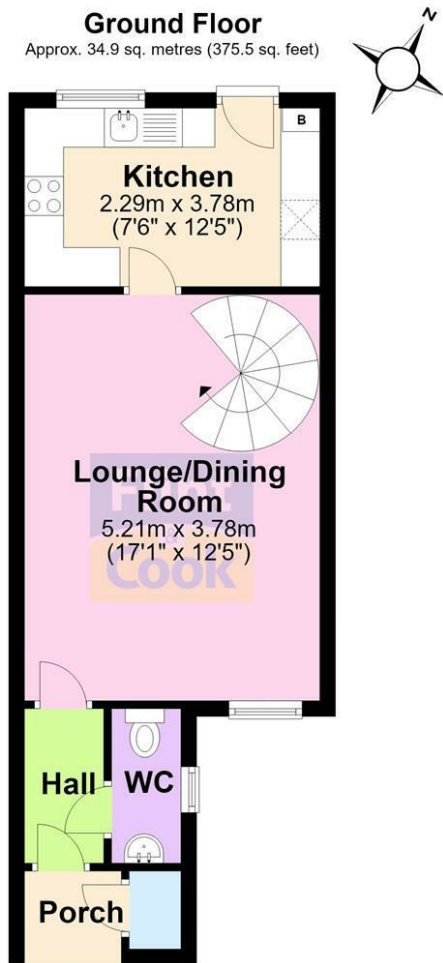
For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

## Viewings

Viewings are strictly through the agent. To book a viewing please call our lettings department 01885 488166



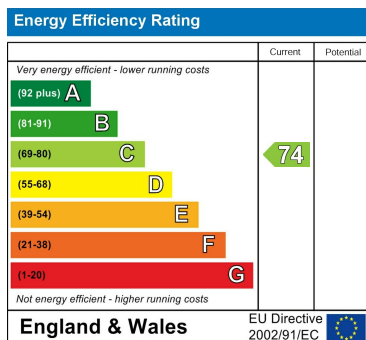
FLINT AND COOK HEREFORD LETTINGS | 22 BROAD STREET, HEREFORD,  
HEREFORDSHIRE, HR4 9AP



Total area: approx. 64.2 sq. metres (690.7 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.