



House - Semi-Detached (EPC Rating: D)

1 BROXWOOD COURT COTTAGES BROXWOOD, HEREFORDSHIRE, HR6 9JJ £1,600 Per Calendar Month



3 Bedroom House - Semi-Detached located in Herefordshire

| Semi Detached Property | Three Bedrooms | Two Reception Rooms | Kitchen | Dining Room | Bathroom | Utility Rooms | Enclosed Garden | Driveway with Ample Parking | Double Garage | Available For Occupation End Of October Subject To Referencing | EPC Rating D |

The Property

Ground floor

With entrance door into the entrance porch with feature tiled floor, exposed brickwork, a floor then leads into the entrance hall with fitted carpet, stairs leading up, radiator, a useful under stair storage cupboard and doors into the living room and bathroom. The bathroom is a three piece suite with panelled bath, there is a mains fitment shower over and panelled surround, there is a pedestal wash hand basin and low level w/c. The living room has fitted carpet, a large radiator, double glazed window to the front aspect, feature woodburning stove and door into the kitchen/dining room with a range of fitted wall and base units, a Belfast sink with solid wood work surfaces, tiled floor, two double glazed windows with velux window, ample space for a dining table and access door into the rear boot room with door to the rear, space for coat and shoe storage and door into the utility with work surface space and plumbing and space for a washing machine and tumble dryer.

First floor landing

With access into the three bedrooms, a main bedroom with double glazed sash window with fantastic views towards open countryside, radiator and fitted carpet. Bedroom two, another spacious double with double glazed window, fitted storage, radiator and carpet, bedroom three is a single bedroom with fitted carpet, radiator, fitted storage and double glazed window.

Outside there is a fantastic garden space with a large stoned and paved patio with a good sized area of lawn enclosed by a mix of hedging and fencing. The property also benefits from a double garage, carport and useful buildings with ample parking.

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 £48,000.

Should a guarantor be required to support an application, an income of £57,600 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water. Air Source Heat Pump.

Hereford County Council - Tax - Band C

Broadband Connectivity - 1000Mbps Download. 1000Mbps 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.

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.

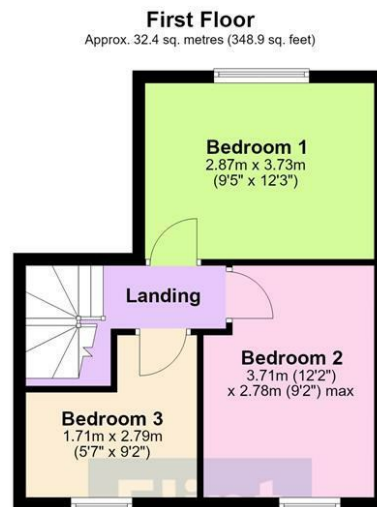
Flint And Cook are members of Propertymark and our Client Money Protection is authorised and provided by them.

Viewings

In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.



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

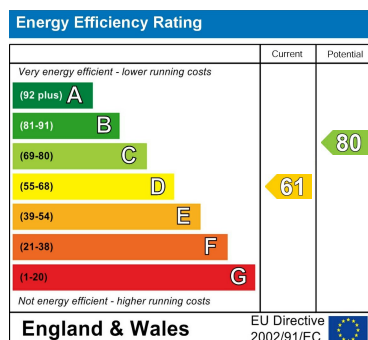


Total area: approx. 88.6 sq. metres (953.5 sq. feet)

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.