



Bungalow - Detached (EPC Rating: C)

**1 ORCHARD CLOSE, KINGSTONE,
HEREFORD, HR2 9ET**

£1,250 Per Calendar Month



3 Bedroom Bungalow - Detached located in Hereford

| Detached Bungalow Set Within A Popular Herefordshire Village | Three Bedrooms | Kitchen | Sitting Room | Bathroom | Gardens To Front, Side And Rear | Driveway Parking | Garage | EPC Rating C | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

The Property

A detached bungalow set within the popular village of Kingstone set within a select cul-de-sac which offers accommodation of reception hallway, Sitting room, Kitchen, three bedrooms, bathroom, rear hallway, WC and conservatory to rear. The property also benefits from a garage, driveway parking and pleasant gardens.

The entrance door opens into a reception hallway with doors off, wood effect laminate flooring and panel radiator. Door to sitting room with double glazed window to front, an electric fireplace with wood surround, TV aerial and panel radiator.

To the rear of the property is the kitchen with a selection of base and wall mounted cabinets, a stainless steel sink, space and plumbing for dishwasher, integrated electric oven, a 4 ring electric hob with extractor over, roll edge worksurfaces, splashback wall tiling, useful double storage cupboard housing boiler, tiled flooring and panel radiator.

Off the kitchen is a rear hallway with useful storage area, WC and direct access door to the garage. The garage has an up and over door to front, window to side and power and lighting. To the rear of hallway is an opening through to the conservatory. The conservatory has double glazed doors leading out to the garden, windows to side and sectional glazing, storage cupboard and tiled flooring.

There are three bedrooms with two bedrooms offering built in wardrobes. There is also a bathroom offering an inset wash hand basin with storage cupboards below, panel enclosed bath with mixer shower over and splashback screen to side, extractor fan, window to rear and tiled flooring.

Outside to the front of the property is driveway parking along with an ornamental low maintenance front gardens, and side and rear gardens.

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 £37,500. Should a guarantor be required to support an application, an income of £45,000 would be required.

Services And Expenditure

Services - Mains electricity, gas and water. Private drainage - septic tank.

Hereford County Council - Tax - Band E

Broadband Connectivity - 900Mbps Download. 900Mbps 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.

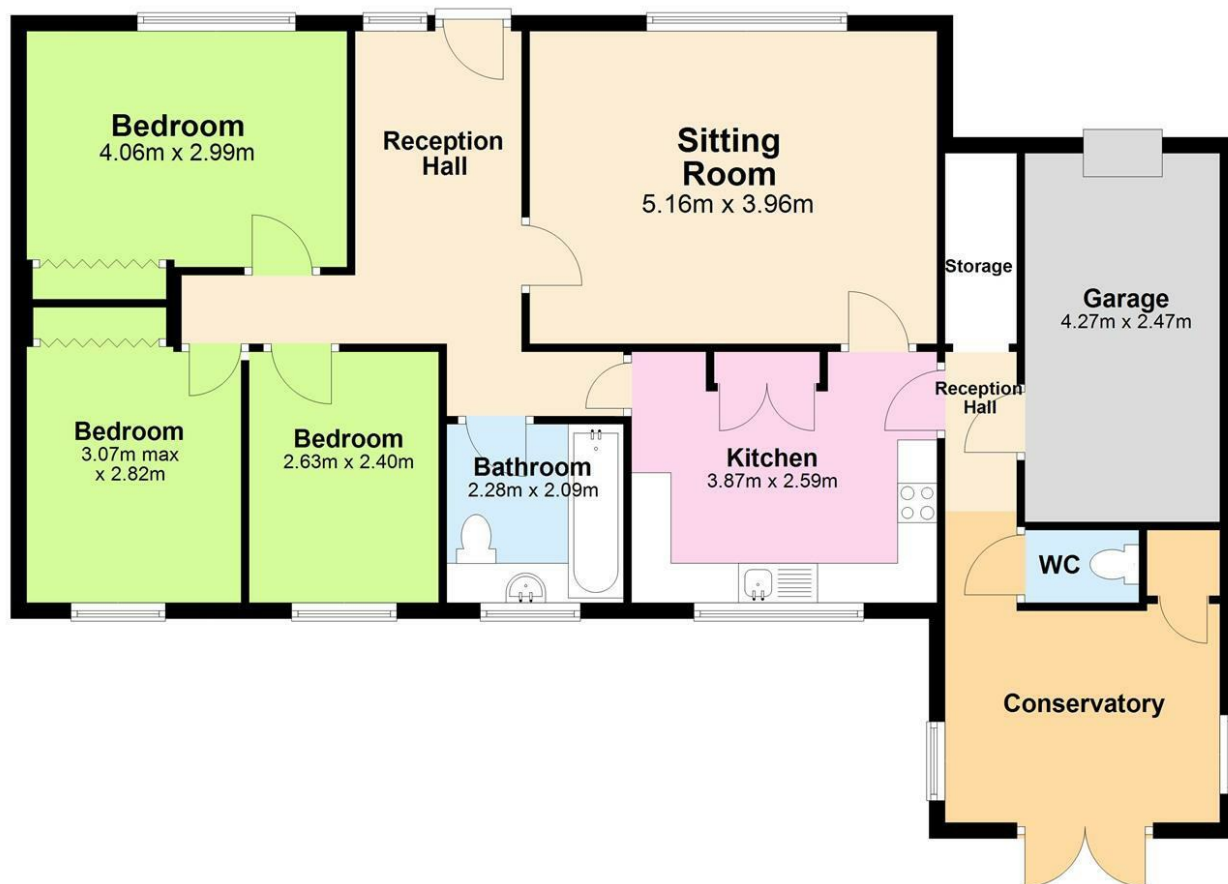
Viewings

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



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HEREFORDSHIRE, HR4 9AP

Ground Floor Approx. 117.4 sq. metres

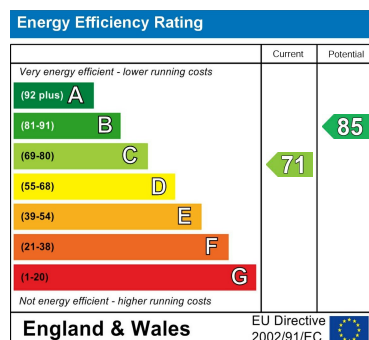


Total area: approx. 117.4 sq. metres

Council Tax Band

E

Energy Performance Graph



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<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.