



Bungalow (EPC Rating: D)

**21 BAKERS FURLONG, HEREFORD, HR4 7SB**

**£1,100 Per Calendar Month**



# 2 Bedroom Bungalow located in Hereford

| Detached Bungalow | Two Bedrooms | Two Reception Rooms | Kitchen | Bathroom | Separate WC | Low Maintenance Front And Rear Gardens | Workshop | Long Term Let Available Subject To Referencing | Available For Immediate Occupation | EPC D | Mains gas central heating.

## The Property

A detached bungalow set within a popular residential area of Burghill. To the front of the property is a driveway providing off road parking for several vehicles along with a lawned front garden. located at the end of the driveway is a workshop with power and lighting.

To the rear of the property is an enclosed courtyard laid to patio and wooden decking for easy maintenance.

From the entrance door a the door opens into the entrance porch with door off, wall mounted Worcester boiler, electric trip switches and meters.

Door through to kitchen with double glazed window to side and door leading out. There are a selection of base and wall mounted cabinets, stainless steel sink, freestanding electric cooker and hob with extractor hood over, space and plumbing for washing machine, space for undercounter fridge freezer unit, spotlighting, panel radiator and vinyl flooring.

Door through to sitting room with floor to ceiling sectional glazing and windows to front, tv aerial, two panel radiators and space for three piece suite.

A door leads through to an inner hallway with doors off, panel radiator, access to loft space and storage cupboard.

There is a separate bathroom with window to side having vanity style unit with inset basin, panel enclosed bath with shower over and splashback glass screen to side, wall mounted heated towel rail and vinyl flooring. There is a separate WC with window to side and WC unit with wash hand basin over

There are two double bedrooms along with dining room/further reception room and conservatory to the rear.

## Services And Expenditure

Services - Mains electricity, drainage and water.

Council Tax - Band D.

Broadband Connectivity - 1800Mbps Download.  
220Mbps Upload - Ultrafast - Source Ofcom

## 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 £29,850. Should a guarantor be required to support an application, an income of £35,820 would be required.

## 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.

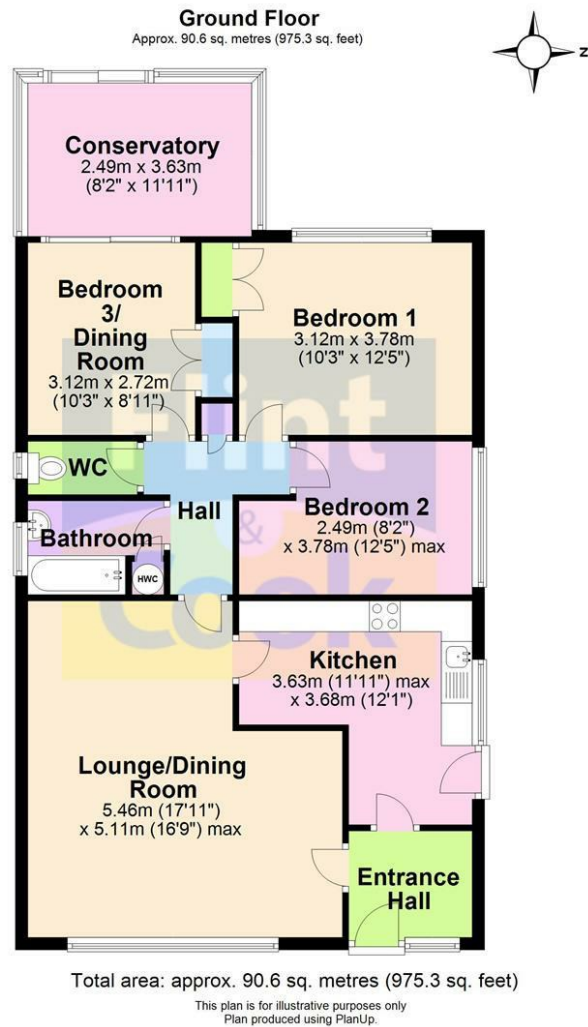
## Viewings

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





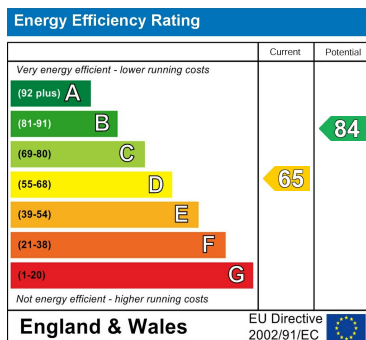
FLINT AND COOK HEREFORD LETTINGS | 22 BROAD STREET, HEREFORD,  
HEREFORDSHIRE, HR4 9AP



Council Tax Band

**D**

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.