



Bungalow - Detached (EPC Rating: E)

**3 WOODBINE CLOSE, MARDEN,  
HEREFORDSHIRE, HR1 3EQ**

**£800 Per month**



# 3 Bedroom Bungalow - Detached located in Marden

| Detached Bungalow | Popular Herefordshire Village | Three Bedrooms | Kitchen Diner | Sitting Room | Bathroom | Off Road Private Parking | Front And Rear Gardens | EPC Rating E | Available For Immediate Occupation Subject To Referencing |

## Entrance Hall

With fitted carpet, two ceiling light points, electric night storage heater, loft hatch, useful storage cupboard housing the fuse box and airing cupboard housing the hot water tank with fitted shelving. Doors leading of to the:

## Sitting Room

With fitted carpet, wall mounted electric heater, ceiling light point, internet point and two large south facing double glazed windows to the front aspect.

## Kitchen / Diner

Fitted with matching wall and base units, ample work surface space, stainless steel sink and drainer unit, electric hob and oven with extractor over, under counter space and plumbing for washing machine, space for freestanding fridge/freezer, ample space for a small dining table/breakfast bar, double glazed window to the side aspect and door leading out to the side.

## Bedroom One

With fitted carpet, ceiling light point, wall mounted electric heater and double glazed window with view across the rear garden.

## Bedroom Two

With fitted carpet, built in double wardrobe with hanging rail and fitted shelving, ceiling light points, wall mounted electric heater and double glazed window with view across the rear garden

## Bedroom Three

With fitted carpet, ceiling light point, and double glazed window with view across the rear garden

## Bathroom

Three piece suite comprising panelled bath with electric shower over and part tiled surround, pedestal wash hand basin, low flush w/c, double glazed window, tiled floor, ceiling light point and extractor.

## Outside

To the front a large driveway providing off road parking

for several vehicles with a large area of lawn. There is access to a large carport with paved pathways leading to both side access gates. To the rear, a good sized lawned garden enclosed by fencing.

## 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 £24,000. Should a guarantor be required to support an application, an income of £28,800 would be required.

## Services And Expenditure

Services - Mains electricity, drainage and water.

Council Tax - Band D

Broadband Connectivity - 1000Mbps Download.  
1000Mbps Upload - Ultrafast - Source Ofcom

## Tenancy Information And Permitted Payments

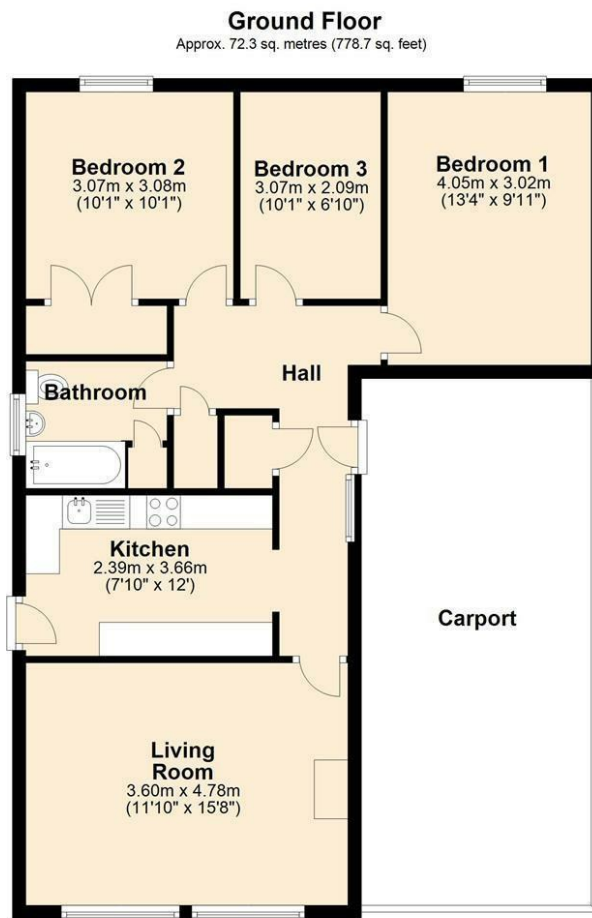
For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let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

## Viewings

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



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



Total area: approx. 72.3 sq. metres (778.7 sq. feet)

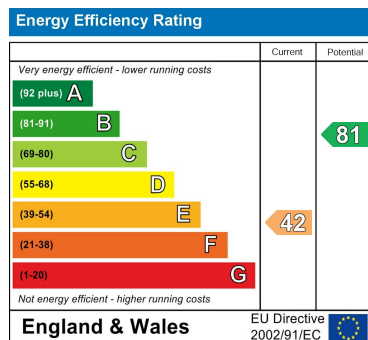
These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.

**3 Woodbine Close, Hereford**

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.