



**6 THE DALES, LOWER BULLINGHAM,  
HEREFORD, HR2 6DS**

**£1,200 Per Calendar Month**



# 3 Bedroom House - Detached located in Hereford

| Detached Property | Three Bedrooms | Kitchen | Sitting Room | Conservatory | Bathroom | Garage With Power And Lighting | Low Maintenance Front And Rear Gardens | EPC Rating C | Available For Immediate Occupation Subject To Referencing |

## The Property

The kitchen offers a selection of base and wall mounted cabinets, sink, worksurfaces, space and plumbing for washing machine, a four ring gas hob with extractor fan over, integrated oven, compact breakfast bar, splashback wall tiling and wood effect laminate flooring.

To the sitting room there is a sliding door leading to the conservatory and sectional glazed window to rear. There is space for furnishings, TV point, telephone point ceiling mounted feature lighting (Philips Hue compatible), two wall mounted panel radiators, wood effect laminate flooring and useful understairs storage cupboard.

Off the sitting room is the conservatory with a selection of double glazed units and double patio doors leading out to the gardens. The conservatory has a pitched sectional roof along with power and lighting and wood effect laminate flooring. From the conservatory there is a direct access door through into the garage.

The garage has an up-and-over door to front along with a door to rear and the direct access door from the conservatory. There is also power and lighting.

Upstairs, there are three bedrooms with bedrooms one and two having built in storage.

The bathroom offers a suite to include pedestal wash hand basin, WC, bath with Triton shower over and splashback glass screen, tiled flooring and walls, wall mounted heated towel rail and a wall mounted mirror fronted cabinet and extractor fan.

To the front is off road private parking and low maintenance garden. To the rear of the property is an enclosed garden with decked areas, lawns, gravelled areas and garden shed.

## 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 £36,000. Should a guarantor be required to support an application, an income of £43,200 would be required.

## Services And Expenditure

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

Council Tax - Band C

Broadband Connectivity - 8000Mbps Download. 8000Mbps Upload - Ultrafast - Source Ofcom

## Tenancy Information And Permitted Payments

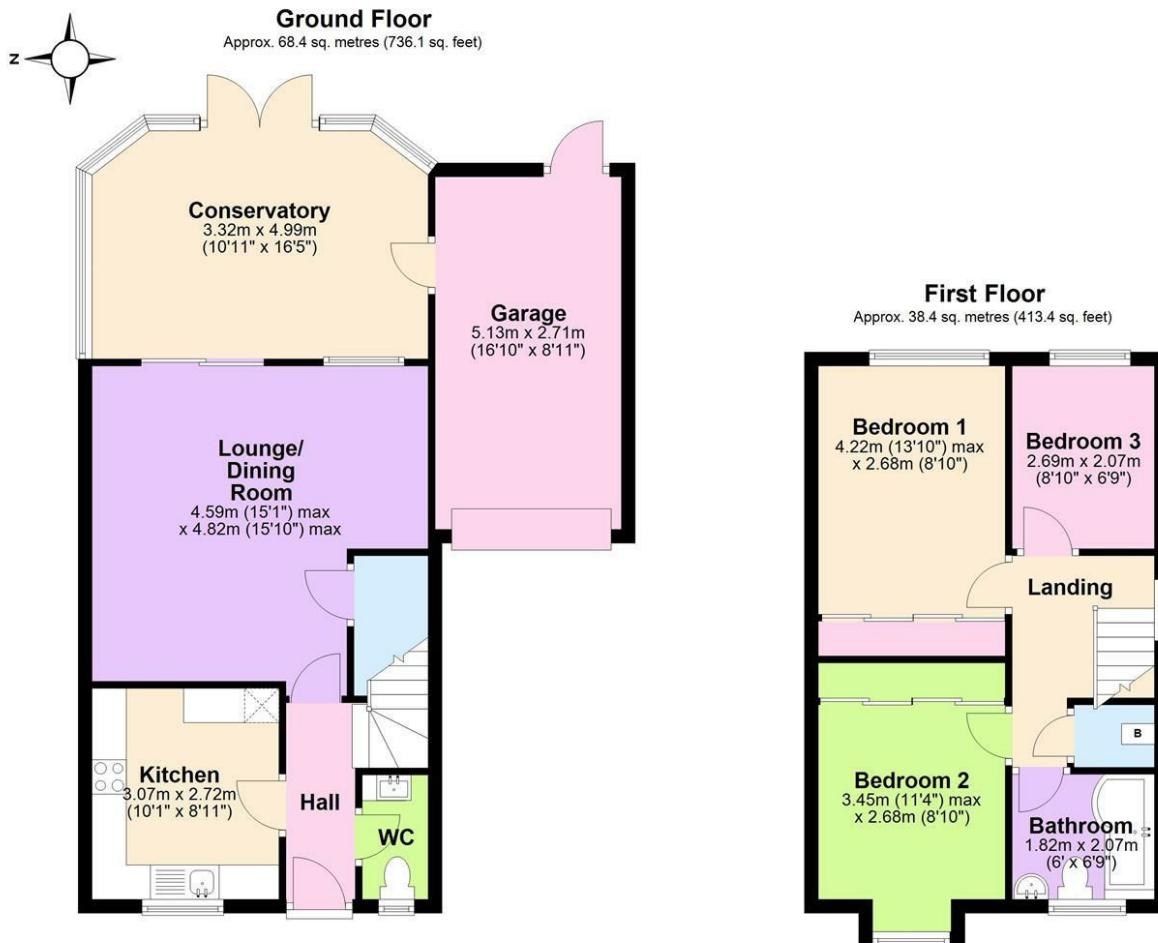
For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let 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 LETTINGS | 22 BROAD STREET, HEREFORD,  
HEREFORDSHIRE, HR4 9AP



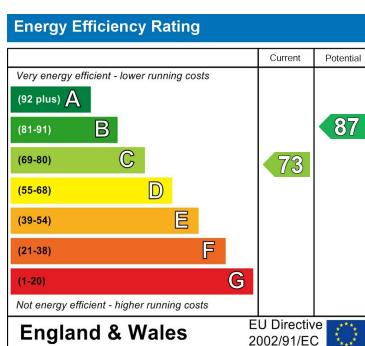
Total area: approx. 106.8 sq. metres (1149.5 sq. feet)

**6 The Dales, Lower Bullingham, Hereford**

Council Tax Band

**C**

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.