



House - End Terrace (EPC Rating: D)

**6 THE WILLOWS, LOWER BULLINGHAM,
HR2 6DP**

£995 Per Calendar Month



3 Bedroom House - End Terrace located in Lower Bullingham

| End Terrace Property | Well Presented | Three Bedrooms | Bathroom | Kitchen | Sitting Room | Low maintenance Rear Gardens | Driveway Parking | EPC Rating D | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

The Property

To the front of the property are low maintenance lawns and border flowerbeds along with driveway parking.

The front door opens into a hallway with wall mounted electric trip switches, wall mounted coat hooks and door through to inner hallway. Having staircase rising to first floor landing, panel radiator and doors off.

There is a guest WC with WC, wall mounted wash hand basin and vinyl flooring.

The kitchen offers a selection of base and wall mounted cabinets, roll edge worksurfaces, sink, four ring gas hob, integrated electric oven, space and plumbing for washing machine, splashback wall tiling, gas fired boiler, panel radiator and vinyl flooring.

To the rear, the property is the sitting room with sliding patio door leading out to the gardens along with double glazed window to side. The sitting room has space for three piece suite, TV aerial, telephone point and panel radiator.

Upstairs, there are three bedrooms with two rooms having useful built in storage. The bathroom offers a WC, pedestal wash hand basin, panel enclosed bath with shower over and splashback screen to side, panel radiator, wall mounted towel rail and toilet roll holder, extractor fan and vinyl flooring.

Outside the rear gardens are of low maintenance having a patio seating area, hedgerow, lawns and a 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 £29,850. Should a guarantor be required to support an application, an income of £35,820 would be required.

Services And Expenditure

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

Council Tax - Band B

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

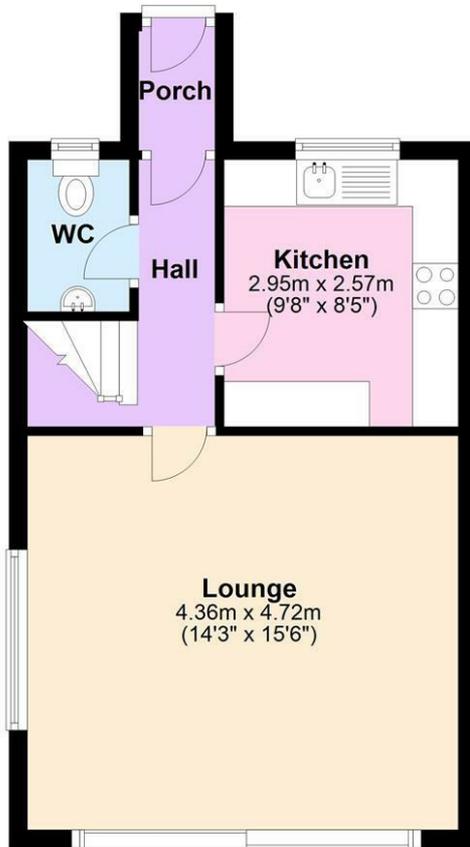
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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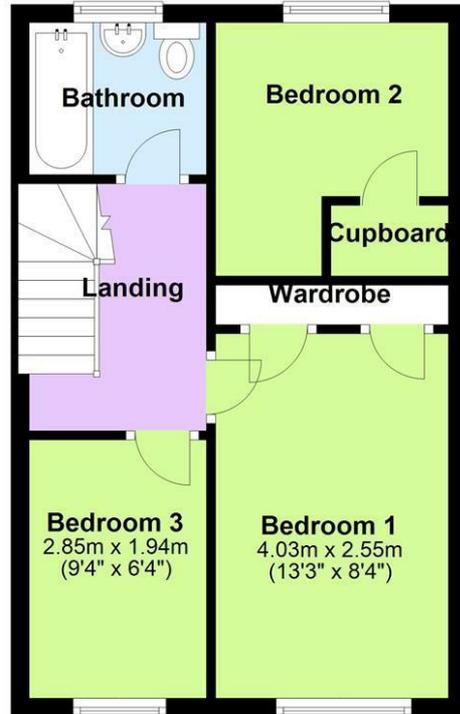
Ground Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)

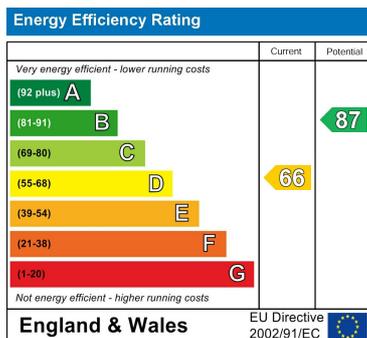


Total area: approx. 70.4 sq. metres (757.9 sq. feet)

Council Tax Band

B

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.

