



Bungalow - Detached (EPC Rating: D)

**18 NOVER WOOD DRIVE, FOWNHOPE,
HEREFORDSHIRE, HR1 4PN**

£1,450 Per month



3 Bedroom Bungalow - Detached located in Fownhope

| Detached Bungalow Set In A Popular Herefordshire Village | Three Bedrooms | Newly Fitted Kitchen | "L" Shaped Sitting Room | Side And Rear Gardens | Garage | EPC Rating C | Available For immediate Occupation Subject To Referencing |

The Property

A canopied porch leads to:

Entrance Hallway

Entrance hall with laminate flooring, radiator, central heating thermostat, cloaks cupboard.

Guest WC

WC, wash hand basin and window.

L shaped Sitting Room With Dining Area

Feature fireplace (decoration only), radiator and large window to front. Dining area has laminate flooring, two radiators, double doors to the side and door to:

Inner Hallway

With storage cupboard, smoke alarm and hatch to roof space.

Kitchen

Newly fitted with base and wall units with work surfaces and tiled splashbacks, sink with mixer tap, built in electric oven and 4 ring hob, extractor hood. There is a built in dishwasher and built in fridge/freezer, tiled floor, radiator, pantry style cupboard and window and door to the side.

Bedroom One

A range of built in wardrobes, dressing table, radiator and window to rear.

Bedroom Two

Window to rear and radiator.

Bedroom Three

Window to rear and radiator.

Bathroom

With tiled walls and white suite comprising bath with electric shower, wash hand basin, WC, radiator, vinyl flooring, extractor fan and window.

Outside

There is an open plan lawned front garden with a double width driveway and garage with power/lighting, up and over door, rear door and the gas fired central

heating boiler.

There is a good-sized rear and side garden mainly lawned with a seating area and useful outside tap.

Services And Expenditure

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

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 £43,500.00. Should a guarantor be required to support an application, an income of £52,00.00 would be required.

Tenancy Information And Permitted Payments

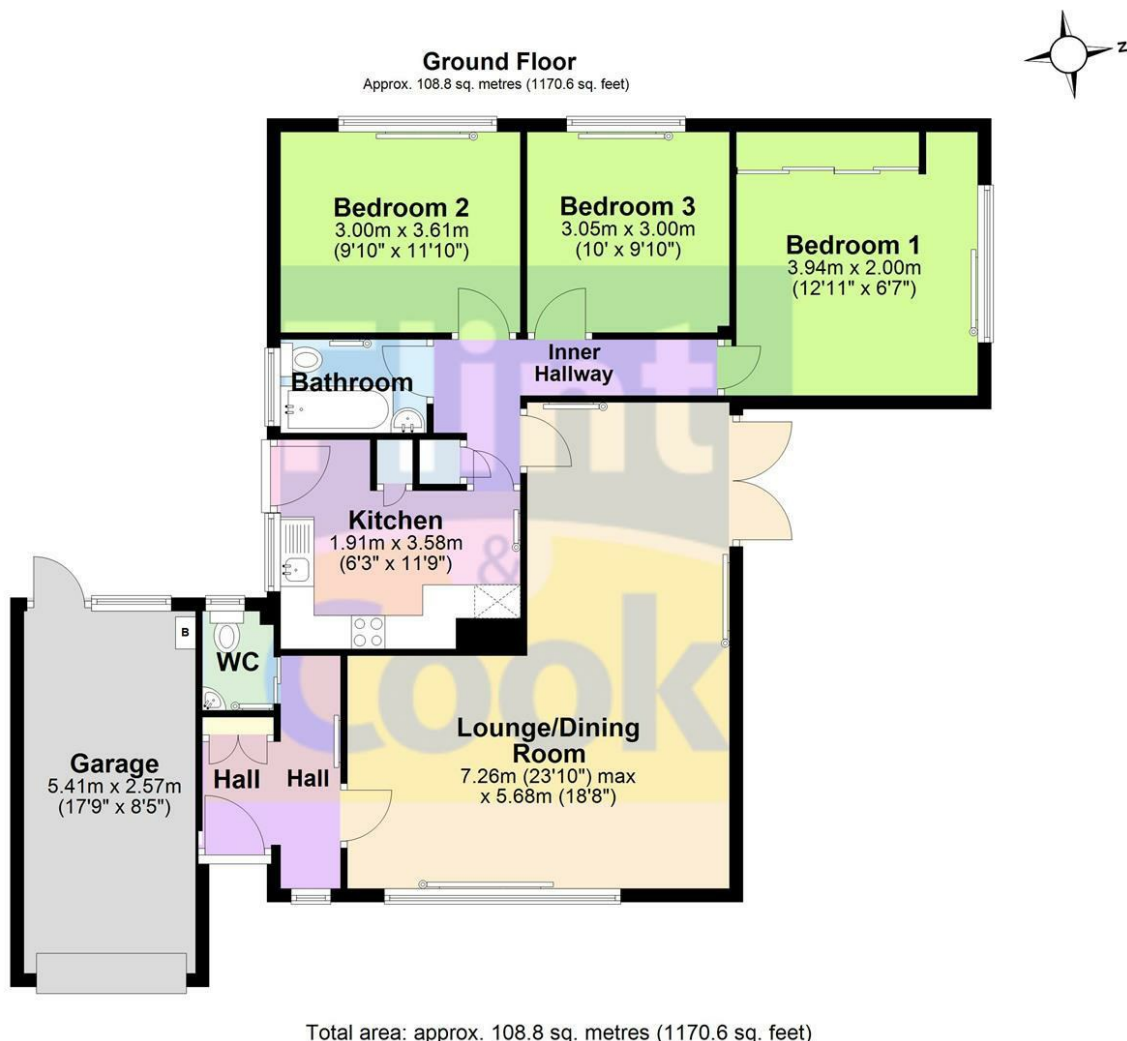
For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let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

Viewings

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



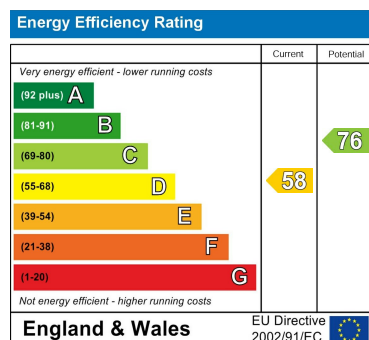
FLINT AND COOK HEREFORD | 22 BROAD STREET, HEREFORD,
HEREFORDSHIRE, HR4 9AP



Council Tax Band

D

Energy Performance Graph



Call us on

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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.