





Country Residence (EPC Rating: C)

40 BRAMLEY ORCHARDS, BROMYARD, HR7 4UT

Per Month

£850

Flint & Cook

2 1 1 C

2 Bedroom Country Residence located in Bromyard

| 2 Bedroom Terraced Property | Walking Distance to Bromyard Town Centre | Countryside Views | Two Off Road Parking Spaces | Garden | Spacious Living Room | Spiral Staircase | EPC C | Available For Immediate Occupation | Subject to Referencing and Landlord Approval |

The property is approached off Bramley Orchard, across a paved driveway via a door which leads into the

Hallway
A enclosed porch/hallway, with coat hooks and ceiling lights and door to the

WC
With low flush WC, wash-hand basin, ceiling light, extractor and window to front.

Living Room
A spacious room with a spiral staircase, carpet, ceiling lights and door to the

Kitchen
A lovely light and airy room, with a range of = cupboards and drawers, ample work surfaces, tiled splash backs, electric cooker, space for washing machine, space for fridge, ceiling lights, vinyl floor covering, window and door to the garden with countryside views.

Stairs/ landing
Spiral stairs from the Living Room lead on to the landing on to the

Bedroom 1
Double sized bedroom with fitted wardrobes with a mirror front, carpet, light and window to the front.

Bedroom 2
The second bedroom with cupboard, carpet, light and window to rear, with views over looking the fields.

Bathroom
White suite, bath with shower over, low flush WC, radiator, pedestal wash-hand basin, vinyl floor covering, extractor fan, ceiling light and blue tiled walls.

Garden
Patio area with wooden gate leading on to a grassed lawn with a small pond.

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

Hereford County Council - Tax - Band B

Broadband Connectivity -
Standard 16 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 2300 Mbps 2300 Mbps - Source Ofcom

Household income and affordability
To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £25,500 Should a guarantor be required to support an application, an income of £35,700 would be required.

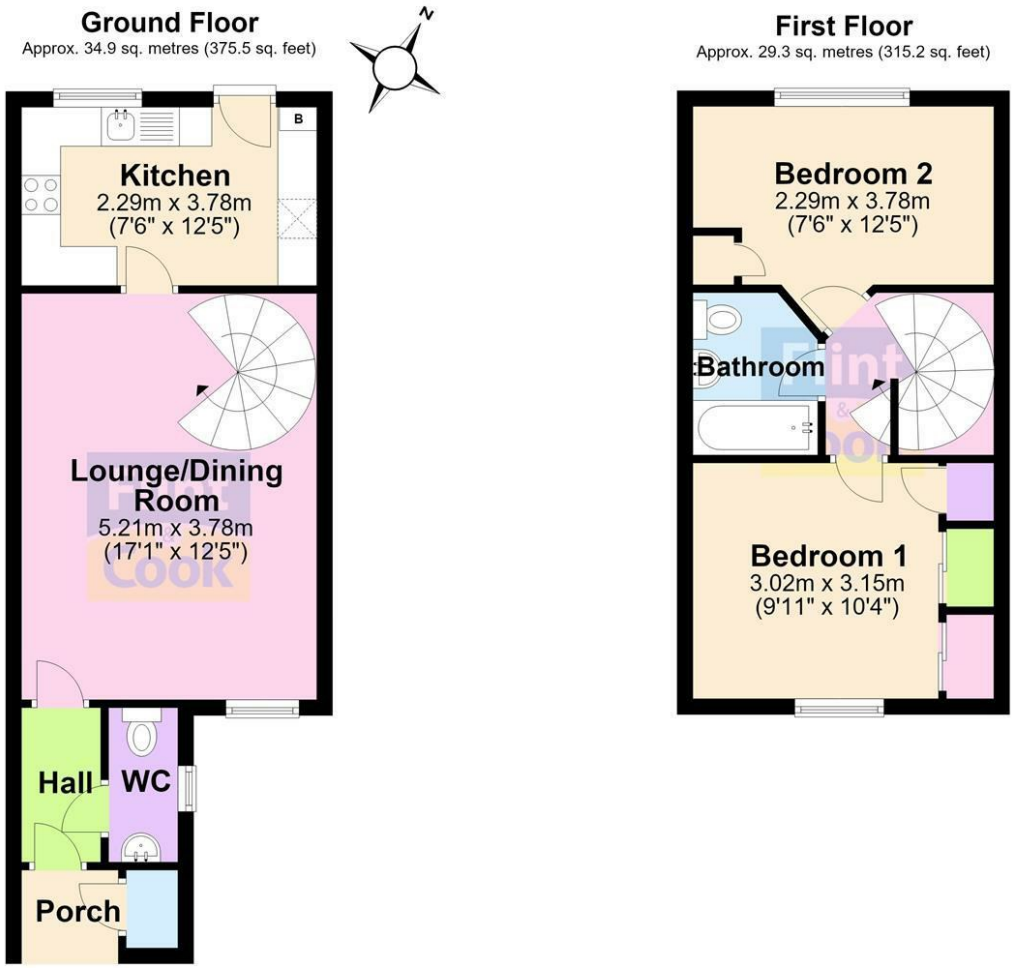
Permitted payments and Tenancy information
For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found 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 01885 488166





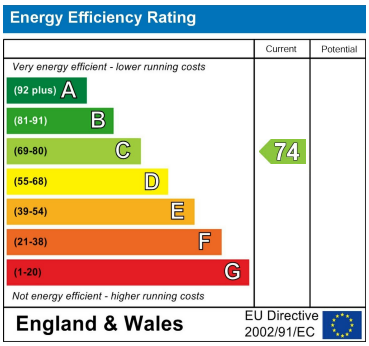




Total area: approx. 64.2 sq. metres (690.7 sq. feet)

Council Tax Band

Energy Performance Graph



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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.