





Bungalow - Detached (EPC Rating:)

THE LAURELS ULLINGSWICK, HR1 3JQ

Per Month

£1100

Flint & Cook

3 2 2

3 Bedroom Bungalow - Detached located in Ullingswick

A Spacious Detached Bungalow | Rural Village Location | 3 bedrooms | 2 reception room | Attached Garage | Ample Off-road Parking | Available Subject to Referencing and Landlord Consent

Approached from the driveway, accessed via the front door which leads onto

Entrance Hallway
green carpet, ceiling lights, loft hatch, door onto

Living Room
beige carpet, fireplace feature, windows to front and side, radiator, ceiling lights and door to the

Dining Room
grey carpet, window to side, ceiling light and door to the

Kitchen
An array of cupboards, ample worktop space, windows to side and rear, cooker, wood effect laminate flooring and door to the

Utility Room
Space for Fridge, worktop, cupboard space, door to side overlooking the fields.

Back in the hallway, we lead on to

Bedroom 1
cream carpet, window to front, ceiling light and door to

Ensuite
White suite, low flush WC, pedal basin and shower.

Bedroom 2
grey carpet, window to side, countryside views, ceiling light. Leading on from here

Bedroom 3
grey carpet, window to side, ceiling light.

Services
Services - Mains electricity and water. Oil fired central heating. Septic Tank.

Hereford County Council - Tax - Band E

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 £33,000 Should a guarantor be required to support an application, an income of £46,200 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.

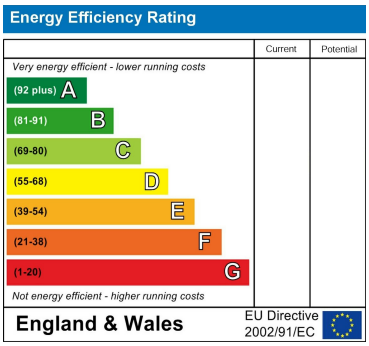






Council Tax Band

Energy Performance Graph



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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.