



9 The Willows, Lower Bullingham, Hereford, HR2 6DP



**Sunderlands**  
Residential Rural Commercial



**9 The Willows  
Lower Bullingham  
Hereford  
HR2 6DP**

**Summary of Features**

- 2 bedroom mid terrace house
- Parking for 1 car
- Recently fitted bathroom
- Spacious kitchen
- Enclosed rear garden

**£850 Per Month**

**Overview**

This two bedroom mid terraced property is well presented throughout with a recently fitted bathroom, spacious kitchen and lounge, private rear garden and off road parking for one car. Situated in a convenient location to Hereford city centre and with connections to the A49.

**Entrance to lounge**

5'2" x 12'85'5"

Window to front aspect. Stairs leading to first floor and door leading to:

**Kitchen**

11'7" x 10'0"

Window to rear aspect, door to patio and garden. Fitted wall and base units. Plumbing for a washing machine, space for a under cabinet fridge freezer, integrated oven, hob and extractor fan.

**Bedroom 1**

11'7" x 9'4"

Window to rear aspect. Fitted double wardrobe.

**Bedroom 2**

11'8" x 6'4"

Window to front aspect. Fitted single wardrobe.

**Bathroom**

Recently fitted suite fitted with bath, shower over, sink and W.C. Window to front area.

**Outside**

Parking to driveway for 1 car. Low maintenance enclosed rear garden with small patio.

**Services**

Mains gas, water and electric. Council tax band B

**Referencing**

Before viewing a property all prospective tenants will be required to complete a registration form. After viewing the property should they then wish to make a full application they will be required to fill out further forms and provide the following: Photo ID (Passport, Driving Licence) Proof of Income (copies of wage slips, Tax returns or accountants reference) Residency ID (Current utility bill with name and home address)

**Viewing**

Should you wish to view the property you will need to complete a Registration Form, which can be found on the following link:-

<https://www.sunderlands.co.uk/residential/registration>

We will not consider your application until we have a completed Registration Form. Once we have the form, we may invite you to view the property. If, after viewing the property, you wish to make a full application we will require further information to reference you.

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[Lettings@sunderlands.co.uk](mailto:Lettings@sunderlands.co.uk)

**Rent and deposit**

A rent of £850.00 is payable monthly and in advance. A deposit of £980.00 calculated at 5 weeks rent is required £ and will be registered with the TDS.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>91</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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## Sunderlands

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email: hereford@sunderlands.co.uk

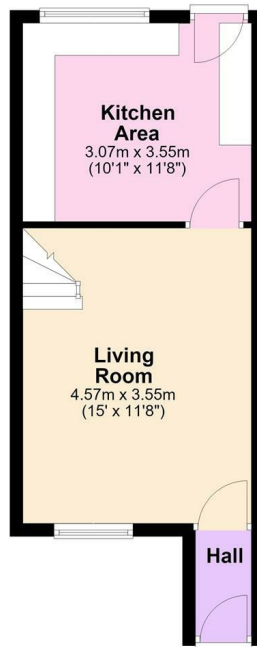
### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822 522  
Email: hay@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

### Ground Floor

Approx. 28.9 sq. metres (311.6 sq. feet)



### First Floor

Approx. 27.5 sq. metres (295.8 sq. feet)



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderland's are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.