


22 Warwick Road, Lower Bullingham, Hereford, HR2 6FB

Sunderlands
Residential Rural Commercial

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**22 Warwick Road**
**Lower Bullingham**
**Hereford**
**HR2 6FB**

## Summary of Features

- 2 Bedrooms
- Off street parking
- Gas central heating
- Double glazing
- Garden

**£875 Per Month**

### Entrance Hall
With radiator and opening leading to:

### Kitchen
With matching base and head units, sink, cooker, space for appliances and window to front aspect.

### Living Room
With radiator and french doors leading to rear garden. Stairs leading to:

### First Floor Landing
With storage cupboard and doors leading to:

### Bedroom 1
With radiator, storage cupboard and window to rear aspect.

### Bedroom 2
With radiator, storage cupboard and window to front aspect.

### Bathroom
With WC, hand wash basin, bath with shower over, radiator and window to front aspect.

### Outside
There is off street parking directly in front of the property. To the rear there is a small patio with the remainder laid to lawn, housing a storage shed.

### Services
The Tenant(s) will be responsible for payment of gas, water, drainage, electricity and council tax as applicable. Council Tax Band - B.

### Rent
Rent is payable monthly in advance on the first day of each calendar month.

### Deposit
The deposit is calculated as an equivalent of 5 weeks' rent.

### Viewing Arrangements
Thank you for your interest in letting a property through Sunderlands. 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/regis
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.

### Reference Procedure
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)

### Tenure













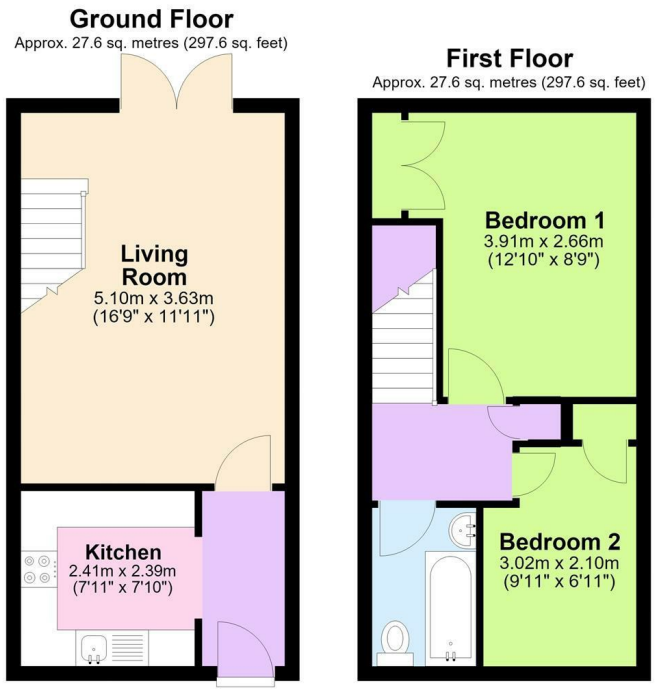
## Directions


**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**



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. Sunderlands 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.