



40 The Shires, Lower Bullingham, Hereford, HR2 6EZ

£725 PCM



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Trivett Hicks is pleased to offer this well presented one bedroom house To Let, which has been recently improved.

The property is situated to the southern side of Hereford city in the desirable area of Lower Bullingham. The surrounding area offers many local amenities to include post office, hairdressers, Tesco express only a short distance away and all of the city amenities are only approximately two miles away.

The property offers living room, fitted kitchen with freestanding oven & hob, recently fitted porch/conservatory all to the ground floor. To the first floor bedroom and a separate bathroom. The accommodation benefits from double glazing, recently installed electric energy efficient heating system. Outside the property benefits from off road parking space and garden.

FULL DETAILS

SPECIAL CONDITIONS

No smokers

COUNCIL TAX

Band A £1674.02 2026/2027 (A reduction may be applicable for single occupancy).

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

RESERVATION & HOLDING DEPOSIT

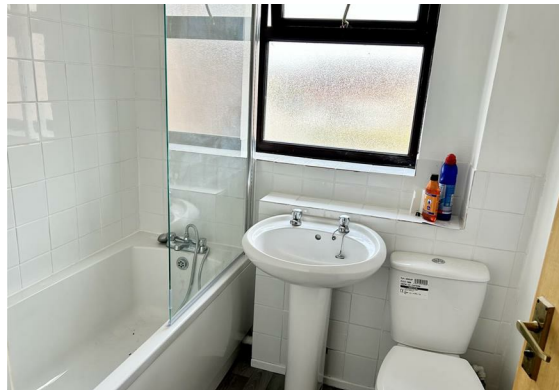
Registration form to be completed prior to viewing. Please see full Terms and Conditions attached to registration form.

Holding deposit to be paid prior to referencing and then returned on day of sign up.

The Deposit is equal to 5 weeks rent upon signing the tenancy agreement.

TO VIEW

To arrange a viewing you must complete our Registration Form. Viewings are strictly by arrangement with the Letting Agents Trivett Hicks, 10 St Peters Street Hereford Tel: 01432 274300.



DIRECTIONS

Proceed out of Hereford over the Greyfriars Bridge at the roundabout take the first exit into the Ross Road (A49). At the second set of traffic lights adjacent to the church take the left turning into Holme Lacy Road. Then take your third exit off the next roundabout into Hoarwithy road. Continue along Hoarwithy Road taking a left turn into The Pastures. Proceed for a short distance then take the first turn on your right into The Shires and the property will be identified by our To Let board on the right hand side.

N.B

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective applicants satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

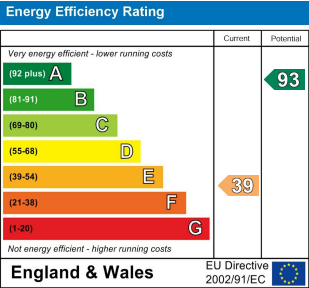
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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