



# 1 CHILTON SQUARE, HEREFORD, HR1 1PS

## £1,250 Per month



# 3 Bedroom House - End Terrace located in Hereford

This 3-storey end-terraced house is conveniently located in a popular residential area about a mile and a half northeast of the Cathedral City of Hereford.

Local amenities include a range of shops, public house, bus service, primary and secondary schools, and the property is well placed for access to the Further Education Colleges (Art, Technical and 6th Form).

## Entrance Hall

## Living Room

## Rear Lobby

## Wet Room

## Kitchen/breakfast room

## Living Room

## Bedroom 1

## Bedroom 2

## Bedroom 3

## Bathroom

## Services

Mains electricity, water, drainage and gas are connected. Gas-fired central heating.

## Outgoings

Council tax band B, payable 2024/25 £1794.59. Water and drainage - metered supply.

## Holding Fee

A Holding Fee of one week's rent will be payable when an application is submitted. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

## General Information

Most properties are available for a minimum letting period of 6 months, but some may be available for longer or less, all properties are non-smoking and most are no pets.

Proof of affordability will be required.

If under 21 a guarantor will be required.

Rent is always payable in advance, and the incoming tenant will be required to pay an indemnity deposit (refundable) usually equivalent to 5 weeks rent.

The tenant will also be responsible for the usual property outgoings including council tax, water rates, telephone, electricity, gas charges, oil etc.

## Money Laundering Regulations

Prospective applicants will be required to provide identification at the time of making an application.

## Disclaimer

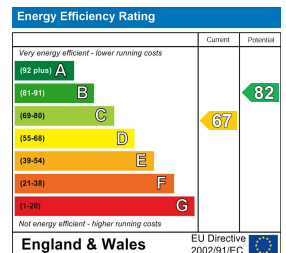
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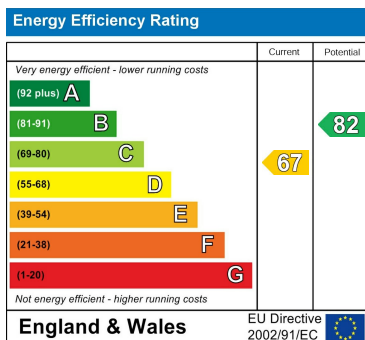


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Council Tax Band

**B**

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.

