



House - Detached (EPC Rating: C)

## 85 RED NORMAN RISE, HOLMER, HR1 1GP

Per month

# £1,500 Per



# 4 Bedroom House - Detached located in Holmer

Situated in this popular residential location a detached 4 bedroom house. The property has the added benefit of 4 double bedrooms, driveway parking, garage, garden, gas central heating and double glazing. The property is offered to let unfurnished, pets are by negotiation and is available to let from the end of September.

**Entrance hall**

**Downstairs w/c**

**Kitchen/dining room**

**Utility room**

**Living room**

**Bedroom 1 with en-suite**

**Bedroom 2**

**Bedroom 3**

**Bedroom 4**

**Bathroom**

## **Affordability And Household Income**

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £00,000. Should a guarantor be required to support an application, an income of £00,000 would be required.

## **Services And Expenditure**

Services - Mains electricity, drainage and water.  
Mains gas central heating.

Council Tax - Band C

Broadband Connectivity - 123Mbps Download.  
123Mbps Upload - Ultrafast - Source Ofcom

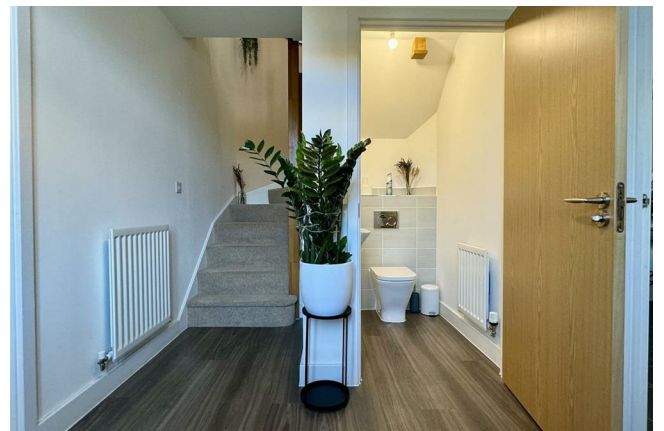
## **Tenancy Information And Permitted Payments**

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**

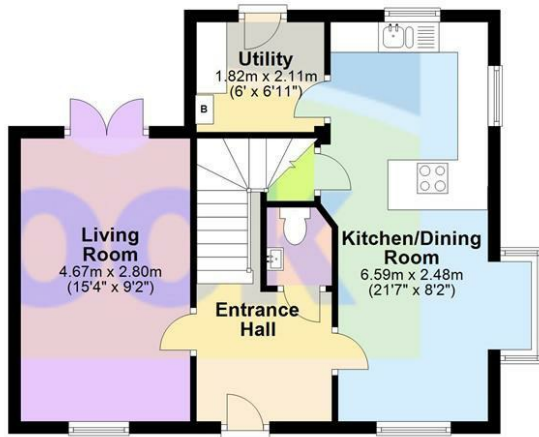
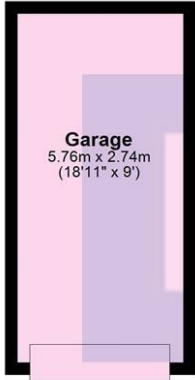
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



FLINT AND COOK HEREFORD | 22 BROAD STREET, HEREFORD,  
HEREFORDSHIRE, HR4 9AP

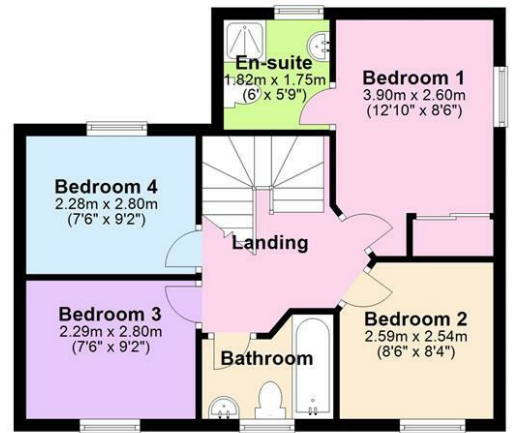
**Ground Floor**

Approx. 61.6 sq. metres (662.9 sq. feet)



**First Floor**

Approx. 44.6 sq. metres (480.0 sq. feet)

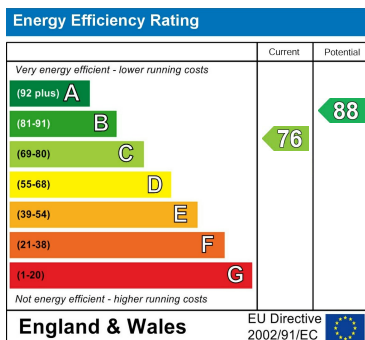


Total area: approx. 106.2 sq. metres (1142.8 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

Council Tax Band

Energy Performance Graph



Call us on

**01432 355455**

[lettings@flintandcook.co.uk](mailto:lettings@flintandcook.co.uk)

<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.

