



House - Detached (EPC Rating: B)

2 COMMON VIEW, HEREFORD, HR1 1FD

Per month

£1,250 Per month



3 Bedroom House - Detached located in Hereford

|Detached Property | Driveway Parking | Single Garage | Kitchen With Integrated Appliances | Sitting Room | Three Bedrooms | Ensuite Facilities | Family Bathroom | Front And Rear Gardens | EPC Rating B | Available For Occupation End Of September |

The Property

A modern detached well presented property located within a sort after residential location with driveway parking, garage and enclosed low maintenance gardens to the front and rear of the property. Accommodation to include entrance hall with staircase rising to first floor landing and doors off. There is a guest WC with pedestal wash hand basin, WC, splashback wall tiling and extractor fan. The sitting room has double glazed windows to front and side along with space for three piece suite, telephone and TV points and panel radiator.

A door lead through to the kitchen which is modern and offers a selection of base and wall mounted cabinets, along with a 4 ring gas Hob with extractor over, an integrated oven, fridge and freezer units, washing machine and dishwasher. There is also a sink, roll edge work surfaces, downlighters, boiler unit, space for dining table and chairs, cushion flooring and patio doors to the rear.

Upstairs there are three good sized bedrooms, two of which are double rooms with the main bedroom having built-in wardrobes, en-suite shower room with WC, pedestal wash hand basin, a wall mounted heated towel rail, splashback wall tiling, window to side and extractor fan.

The main bathroom offers a suite to include WC, panel enclosed bath with shower over, pedestal wash hand basin, downlighters, panel radiator, extractor fan and window to side.

To the rear of the property there is an enclosed garden with lawned area, border flowerbeds and pleasant seating areas.

Services And Expenditure

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

Council Tax - Band D

Broadband Connectivity - 2000Mbps Download. 2000Mbps Upload - Ultrafast - Source Ofcom

Affordability And Household Income

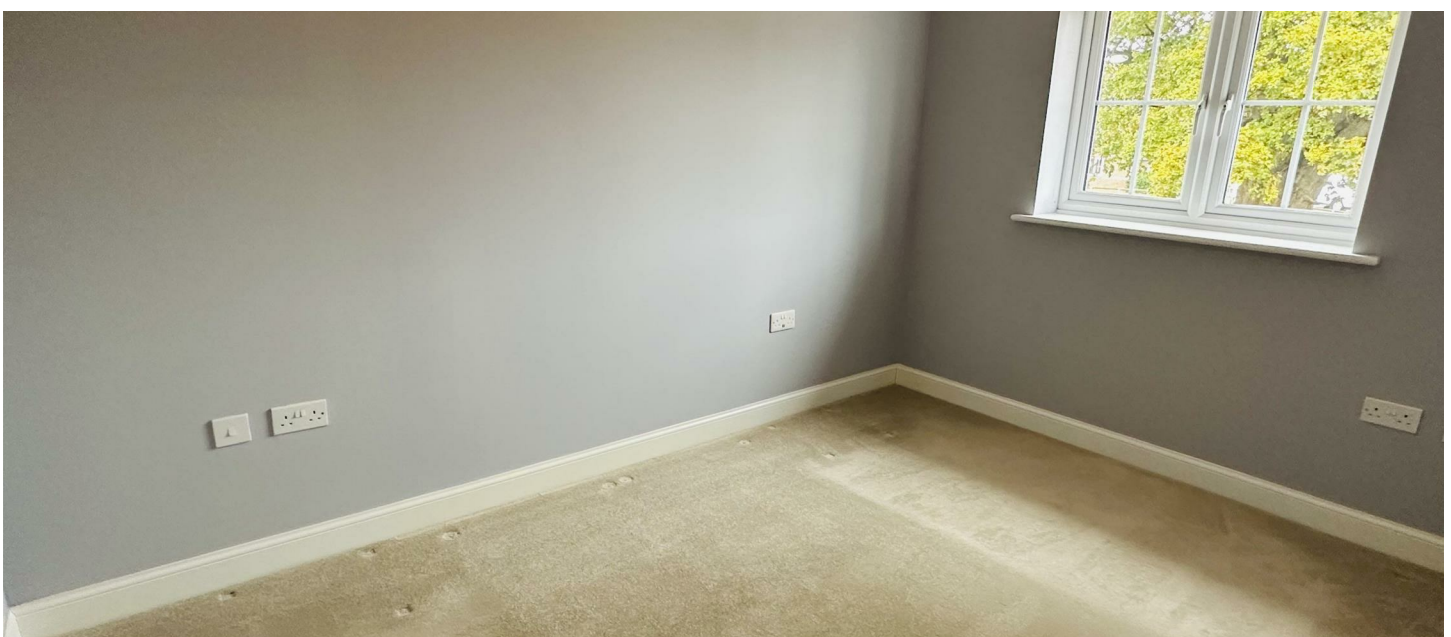
To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £37,500. Should a guarantor be required to support an application, an income of £45,000 would be required.

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. 38.0 sq. metres (409.3 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



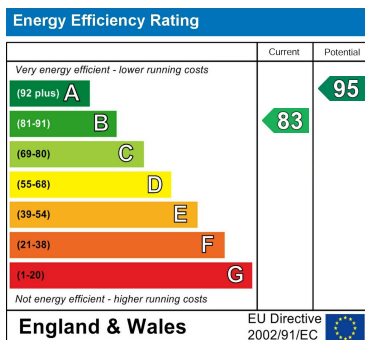
Total area: approx. 75.8 sq. metres (815.8 sq. feet)

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

Council Tax Band

D

Energy Performance Graph



Call us on

01432 355455

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<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.

