



House - End Terrace (EPC Rating: C)

**18 GLADSTONE DRIVE, HEREFORD, HR4 9YD**

Per month

**£875 Per**



# 2 Bedroom House - End Terrace located in Hereford

An impressive two bedroom end of terraced house in a convenient central location with newly fitted kitchen and bathroom, gas central heating, double glazing, single garage to rear.

## The Property

An impressive two bedroom end of terraced house in a convenient central location with newly fitted kitchen and bathroom, gas central heating, double glazing, single garage to rear.

From the entrance door leading into the hall and kitchen with newly fitted units, oven and hob, plumbing for a washing machine, space for fridge freezer. Leading onto the living room with patio door into the garden.

Upstairs, there is a modern newly fitted bathroom, double bedroom and further single bedroom.

The external areas offer a rear garden with borders, grassed front garden and garage.

## 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 £26,250. Should a guarantor be required to support an application, an income of £31,500 would be required.

## Services And Expenditure

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

Council Tax - Band B

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.

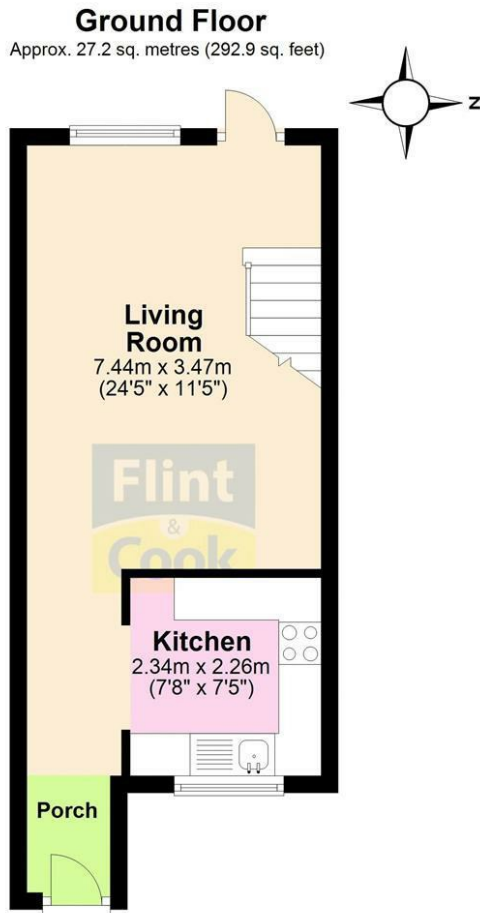
## Viewings

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



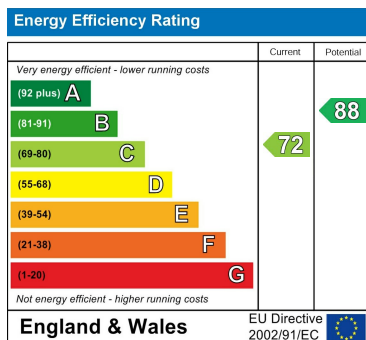
Total area: approx. 53.3 sq. metres (573.4 sq. feet)

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

Council Tax Band

**B**

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.