

House - Semi-Detached (EPC Rating: C)

**39 CENTURION WAY, CREDENHILL, HEREFORDSHIRE, HR4 7FF**

**£1,200 Per Calendar Month**



# 3 Bedroom House - Semi-Detached located in Credenhill

| Popular Residential Area | Semi Detached | Three Bedrooms | Sitting Room | Dining Room | Kitchen | Converted Garage | Private Parking To Front | Enclosed Rear Garden | EPC Rating C | Available For Occupation Mid October 2025 | Long Term Let Available Subject To Referencing And Landlords Consent |

## The Property

From the front of the property a door opens into the entrance porch with windows to side with a further door leading into the inner hallway and door off to guest WC.

The sitting room has a window to front, space for furnishings, telephone and TV points, internet connection point, smoke alarm and wall mounted panel radiator.

Door through to dining room with window to rear looking out to the garden, staircase rising to first floor landing, wall mounted central heating controls, smoke alarm and space for table and chairs.

The Kitchen offers a modern selection of base and wall mounted cabinets with integrated fridge freezer unit, a four-ring gas hob with extractor fan over, integrated oven, square edge worksurfaces, sink, understairs storage cupboard, tiled flooring and door leading out to the garden.

Off the dining room the garage has been converted offering a further reception room with doors and windows to both front and rear, power and lighting, wall mounted panel radiator, and wood effect laminate flooring.

Upstairs there are three bedrooms along with a bathroom offering a white suite to include close coupled WC, pedestal wash hand basin with mono bloc tap, panel enclosed bath with mixer shower over and splashback glass screen to side, extractor fan, vinyl flooring, wall mounted heated towel rail and downlighters

To the front of the property is off road private parking and to the rear are enclosed with low maintenance border flowerbeds, lawn, and patio seating areas.

## 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 £36,000. Should a guarantor be required to support an application, an income of £43,200 would be required.

## Services And Expenditure

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

Council Tax - Band C

Broadband Connectivity - 1800Mbps Download. 1000Mbps 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

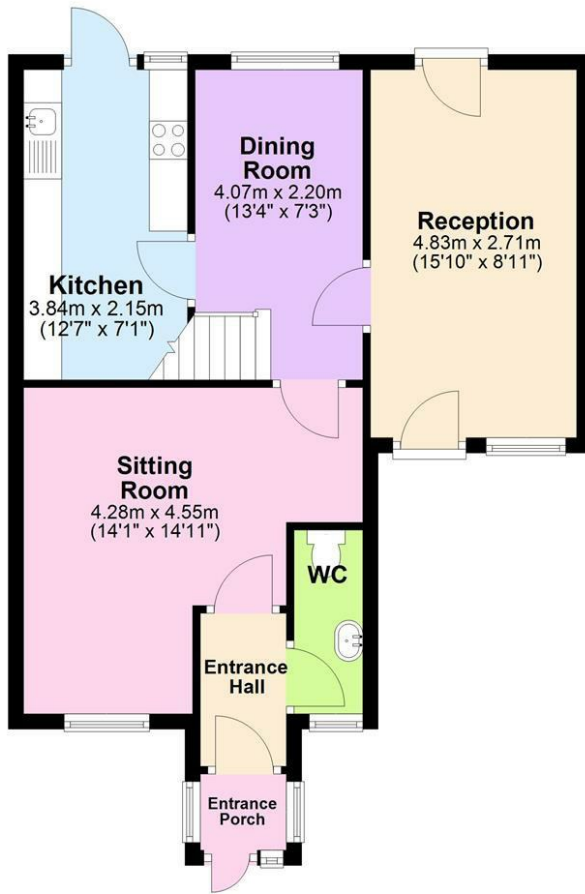




FLINT AND COOK HEREFORD LETTINGS | 22 BROAD STREET, HEREFORD,  
HEREFORDSHIRE, HR4 9AP

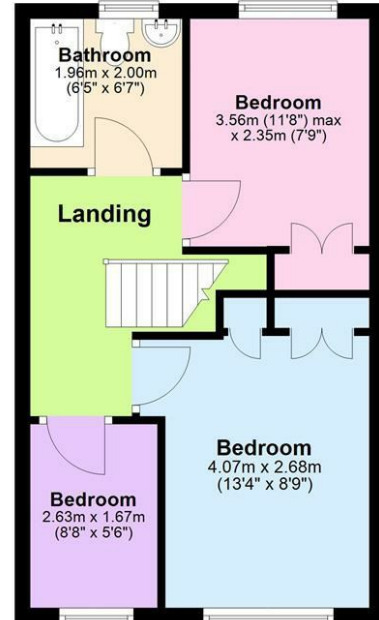
## Ground Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.3 sq. feet)

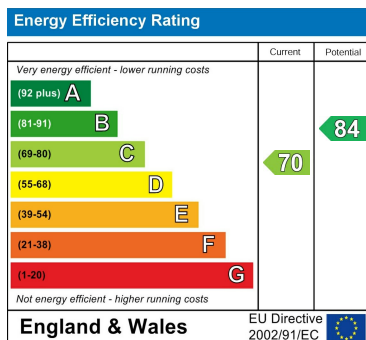


Total area: approx. 85.5 sq. metres (920.5 sq. feet)

Council Tax Band

**C**

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.