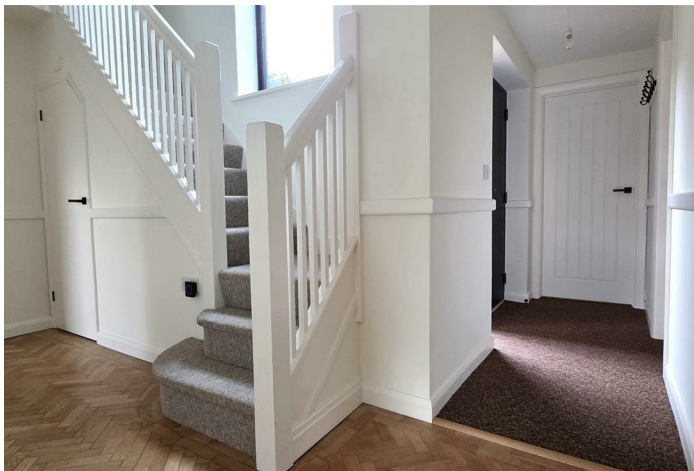




House (EPC Rating:)

5 VINERY LANE, HEREFORD, HR1 2AW

Per Calendar Month

£1,900 Per



3 Bedroom House located in Hereford

| Detached Property Set In An Exclusive Location Of The City | Fully Renovated With Spacious Family Accommodation | Three Reception Rooms | Three Bedrooms | Breakfast Kitchen With Full Suite Of Bosch Appliances | Low Maintenance Gardens | Off Road Private Parking For Several Vehicles | Workshop | Long Term Let Available Subject To Referencing And Landlords Consent | EPC Rating TBC |

The Property

A detached property situated in a most sought after and exclusive location of the City at the end of a no through road. The property has been fully renovated to create well-thought-out family accommodation and is superbly presented to include entrance hallway, three reception rooms, downstairs WC and shower room, a light and spacious first floor landing, three bedrooms and bathroom. The property benefits from a private driveway and parking. workshop with direct access doors and car port to side. The property offers wrap around enclosed low maintenance private gardens to the rear and side and driveway to front providing off road, private parking for several vehicles.

The entrance door leads into the hallway which has a large sectional glazed window to the staircase providing natural light along with, doors off, staircase rising to first floor landing, useful understairs storage cupboard with washing machine, wall mounted coat hooks, panel radiator and parquet wooden flooring/fitted carpets.

Located off the hallway is the sitting room with bay window to rear looking out to the gardens, parquet wooden flooring and panel radiator.

There is a guest WC/shower room having a vanity style wash hand basin with cupboard below. close coupled WC, walk in glass panelled shower cubicle. wall mounted heated towel rail, wall mounted mirror with led lighting, tiled flooring and window to rear.

There is an additional reception room to the left of the entrance hallway which could be utilised as is study, having windows to front and rear and panel radiator. There is also a plant room housing the property's plumbing system, heat pump controls, hot water tank, trip switches and solar panel controls. Taken into

consideration while completing the renovation works is also the insulation values to the property, air heat source pump and solar panels which combined will result in reduced energy consumption and costs.

The breakfast kitchen offers a selection of base and wall mounted cabinets, large pull-out drawers, one and a half drainer sink with mixer taps, a full appointment of Bosch appliances to include a four ring induction hob, integrated oven, microwave, dishwasher and integrated fridge freezer units. Having square edged worksurfaces, extractor fan over the hob, compact breakfast bar and vinyl flooring.

To the dining area there is space for large table and chairs, window and door to rear and wall mounted panel radiator.

From the kitchen a door leads to a further front entrance hall with useful storage cupboard spacious enough to be used as a bike store or pantry if required and direct access door into the workshop. The workshop offers additional storage space, along with power and lighting, window to side, double wooden doors to front and door leading out to the rear gardens.

Upstairs, there are three good size bedrooms with the main bedroom having built-in storage. The bathroom offers a vanity style sink with drawers below, close coupled WC, panel enclosed bath with shower over, wall mounted heated towel rail and vinyl flooring.

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 £57,000. Should a guarantor be required to support an application, an income of £68,400 would be required.



Services And Expenditure

Services - Mains electricity, drainage and water. Air heat source pump central heating. Solar panels fitted. The property also has an automatic ventilation system installed throughout the property.

Council Tax - Band E

Broadband Connectivity - 8000Mbps Download. 8000Mbps Upload - Ultrafast - Source Ofcom. Please note. Open Reach will need to attend to connect the broadband. The tenants are requested to liaise with the landlords when installing.

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. Viewing to commence From October 20th 2025.



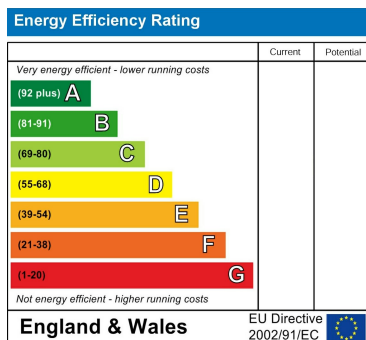


Total area: approx. 138.8 sq. metres (1494.5 sq. feet)

Council Tax Band

E

Energy Performance Graph



Call us on

01432 355455

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.