



House - End Terrace (EPC Rating: D)

17 EIGN MILL ROAD, HEREFORD, HR1 2RS
£850 Per Calendar Month



2 Bedroom House - End Terrace located in Hereford

| Pretty End Terraced Property | Convenient Access To The City | Sitting Room | Kitchen | Two Bedrooms | Bathroom | Front And Rear Gardens | Available For Immediate Occupation Subject To Referencing And Landlords Consent | EPC Rating D |

The Property

A pretty cottage style end of terrace property set within a popular city location. This cosy property offers accommodation to include entrance hallway, sitting room, kitchen/diner, first floor landing, two bedrooms and bathroom. To the front and rear of the property are gardens with various bushes, shrubs, trees and plants.

From the front of the property, a picket style gate opens into the enclosed front garden, which leads to the entrance door and opens into the hallway with door leading through to sitting room. Having uPVC double glazed window to front, useful recessed storage cupboards, a feature electric fire, understairs storage cupboard, picture rail and TV aerial. Door through to kitchen, which offers a selection of base cabinets, a stainless steel sink, roll edge worksurfaces, a freestanding electric cooker (not part of the tenancy), washing machine (not part of the tenancy), boiler cupboard, pantry, panel radiator and tiled flooring. There is a uPVC double glazed window to rear and door leading out to the garden.

Upstairs, there are 2 bedrooms, along with a bathroom offering a panel enclosed bath with shower over and splashback screen to side, wash hand basin, WC, wall mounted cabinet, wall mounted towel rail, panel radiator and airing cupboard.

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 £25,500. Should a guarantor be required to support an application, an income of 30,600 would be required.

Services And Expenditure

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

Council Tax - Band A

Broadband Connectivity - 8000Mbps Download. 8000Mbps 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

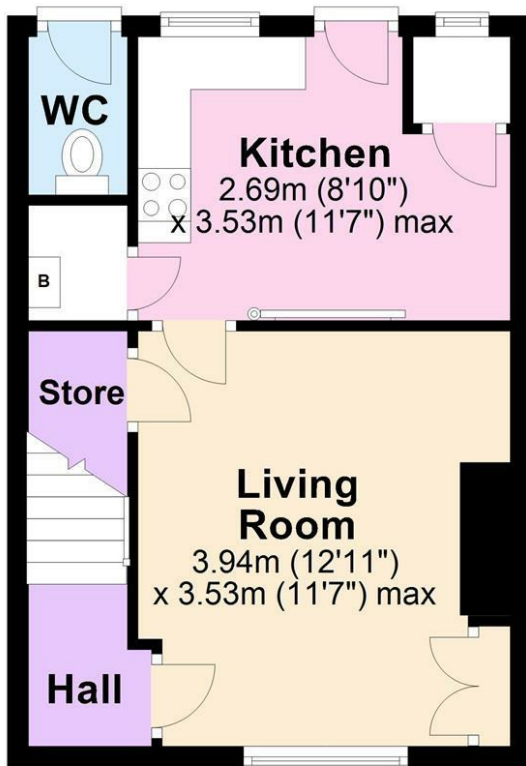
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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

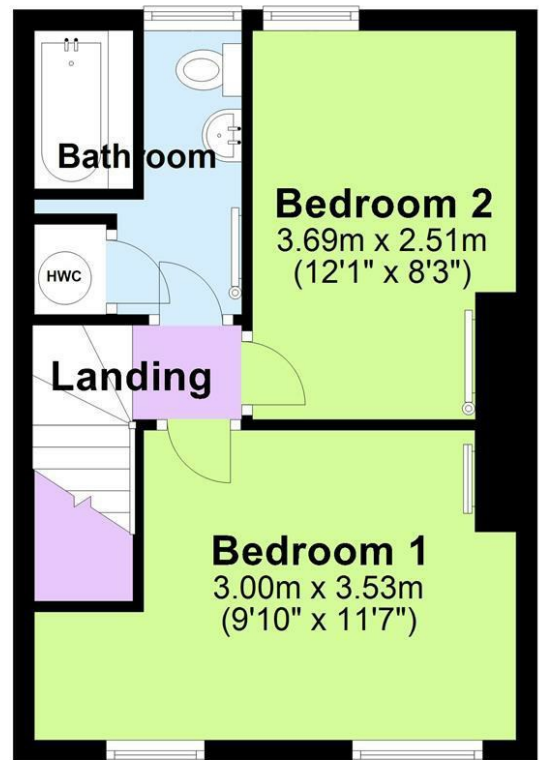
Ground Floor

Approx. 30.7 sq. metres (330.9 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.4 sq. feet)

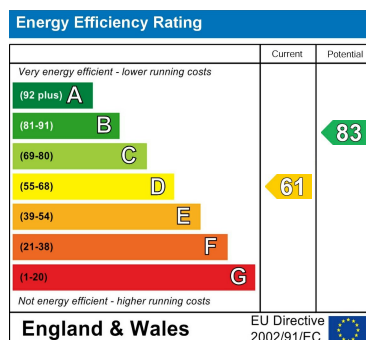


Total area: approx. 61.5 sq. metres (662.4 sq. feet)

Council Tax Band

A

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.