



Flat (EPC Rating: E)

62 FAKENHAM DRIVE, HEREFORD, HR4 9UQ

£595 Per Calendar Month



Agents Note
Property is only suitable for single occupancy or couple.

The Property
To the front of the property is allocated off road parking for one vehicle. The front entrance door opens into an open plan bedroom / kitchen / sitting room. There re uPVC double glazed windows to front, wall mounted panel heater, two useful freestanding wardrobes included with the let, television point, telephone point and spotlighting. To the kitchen there are worksurfaces, stainless steel single drainer sink, a 4 ring electric hob with integrated oven, splashback wall tiling, under counter fridge freezer and wood effect laminate flooring. A door off leads to the bathroom which offers a compact bath with shower attachment over, low level flush WC, wall mounted wash hand basin with cupboard below, wall mounted towel hoop, vinyl flooring and window to front. Between the open plan accommodation and bathroom there is a storage cupboard and washing machine below.

Services And Expenditure
Services - Mains electricity, drainage and water. Electric heating.

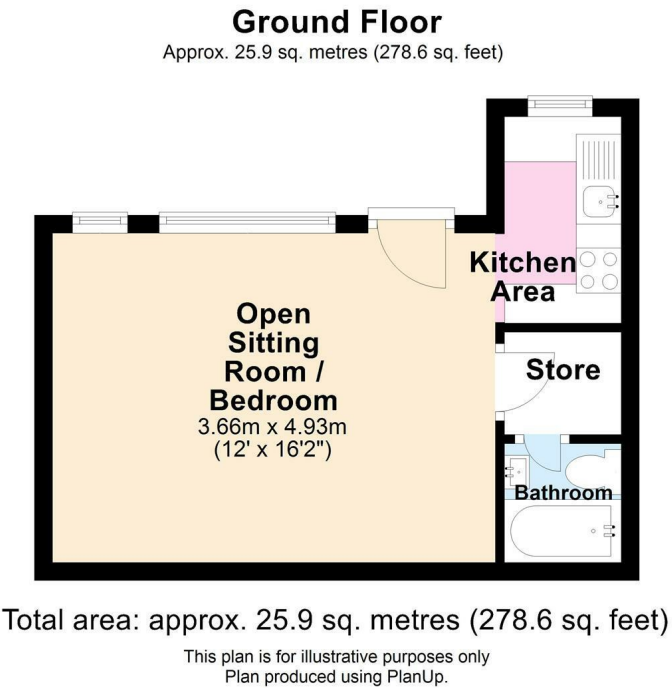
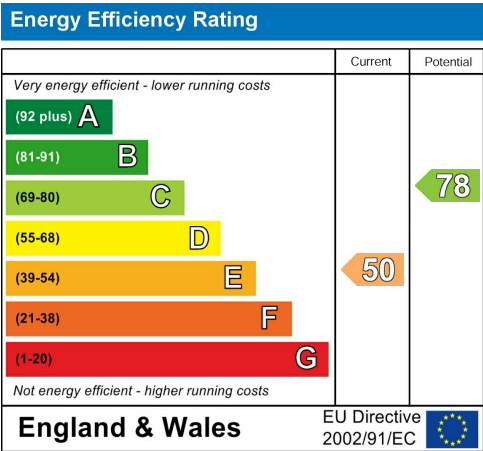
Council Tax - Band A

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 £17,850. Should a guarantor be required to support an application, an income of £21,420 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



Council Tax Band

A

Energy Performance Graph

lettings@flintandcook.co.uk
<https://www.flintandcook.co.uk/>

Call us on
01432 355455



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.