



House (EPC Rating: D)

52 BARRS COURT ROAD, HEREFORD, HR1 1EQ
£1,600 Per Calendar Month



4 Bedroom House located in Hereford

| Well Presented And Spacious Family Accommodation | Two Reception Rooms | Kitchen, Utility Room, Guest WC | Four Bedrooms | Family Bathroom | Enclosed Rear Gardens | Off Road Parking For One Vehicle | Set Close To Local Amenities And The County Hospital | EPC Rating TBC | Available For Immediate Occupation Subject To Referencing And Landlords Consent |



The Property

A substantial Victorian semi detached property situated within a popular residential street overlooking the city's train station with the county hospital being nearby.

This substantial property is well presented throughout and offers spacious family accommodation to include entrance hallway, two reception rooms, breakfast kitchen, utility with guest WC, four bedrooms set over two floors and family bathroom.

In addition there is also a converted cellar offering additional storage or home office potential.

To the front of the property is off road parking along with a courtyard style garden and to the rear is an enclosed garden, mainly laid to lawn for ease of maintenance along with a patio area.

From the entrance door a door opens into the hallway with staircase rising to 1st floor landing and staircase down to converted cellar. Having character features, wall mounted coat hooks, wall mounted fire alarm control panel and doors off.

The front reception offers a bay window with window seat and electric fireplace, recessed shelving and storage, picture rail and panel radiator.

The rear reception room has window to rear, recessed shelving, TV

point, panel radiator, telephone point and wood effect laminate flooring.

The kitchen is situated to the rear of the property with double glazed windows to side and offers a selection of base and wall mounted cabinets, stainless steel sink, splashback wall tiling, a freestanding electric cooker with hob and oven, space and plumbing for washing machine or dishwasher and vinyl flooring.

Door leading to utility room with window to rear and door leading out the garden. Having space and plumbing for washing machine, rolledge worksurfaces, wall mounted coathooks, panel radiator and door leading to downstairs WC.

The converted cellar has further potential for storage or home office. There is power and lighting and wall mounted panel radiator servicing the room.

From the first floor landing a further staircase rises up to the second floor bedroom accommodation, along with doors off, window to side and panel radiator.

There are two double bedrooms located off the first floor landing with views across the city and gardens to rear.

The family bathroom is located off the landing with steps leading down. Offering a suite to include panel enclosed bath, vanity unit with cupboard below, generous shower cubicle, WC, recessed shelving,



wall mounted mirror, wall mounted shave point, splashback wall tiling, panel radiator boiler cupboard and vinyl flooring. There are uPVC double glazed windows to side and rear.

Off the second floor landing are two further double bedrooms.

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 £48,000. Should a guarantor be required to support an application, an income of £57,600 would be required.

Services And Expenditure

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

Council Tax - Band C

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

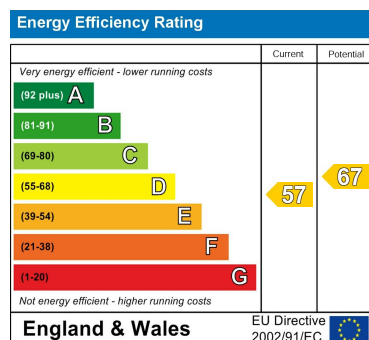
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



Council Tax Band

C

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.