



House - Semi-Detached (EPC Rating: D)

**12 SHAKESPEARE ROAD, HEREFORD,
HR4 0JN**

£1,100 Per Calendar Month



3 Bedroom House - Semi-Detached located in Hereford

| Semi Detached Property With Parking | Well Presented Accommodation | Three Bedrooms | Shower Room | Front And Rear Gardens | Elevated Position With Far Reaching City Views To The Front | Available For Immediate Occupation Subject To Referencing And Landlords Consent | EPC Rating D |

The Property

A semi-detached property set within a popular residential area of Hereford. Accommodation of entrance hallway kitchen diner. Sitting room useful, understands storage. 1st floor landing 3 bedrooms and shower room. To the front of the property are lawned gardens for ease of maintenance along with allocated parking. To the side of the the property is a useful undercover drying area and to the rear is an enclosed garden with patio lawn and garden storage shed.

The entrance door opens into hallway with staircase rising to first floor landing, uPVC double glazed window to side, wall mounted to coat hooks, broadband connection, panel radiator and wood laminate flooring.

Door through to kitchen/diner. The kitchen area offers a selection of base and wall mounted cabinets, square edge worksurfaces, stainless steel sink, 4 ring gas hob with extractor over, integrated oven, a freestanding fridge/freezer, washing machine, splashback wall tiling and tiled floor. There is also a useful understairs recessed area with shelving and power points.

To the side is a uPVC double glazed door leading out to the side of the property.

Upstairs, there are three good sized bedrooms along with a shower room which offers a wash basin, wall mounted storage, shower cubicle, wall mounted heated towel rail, splashback wall tiling 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 £00,000. Should a guarantor be required to support an application, an income of £00,000 would be required.

Services And Expenditure

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

Council Tax - Band B

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

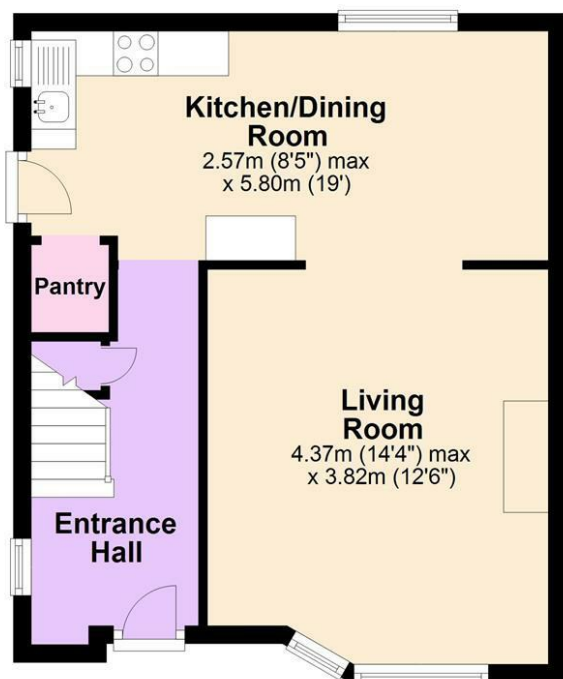
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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

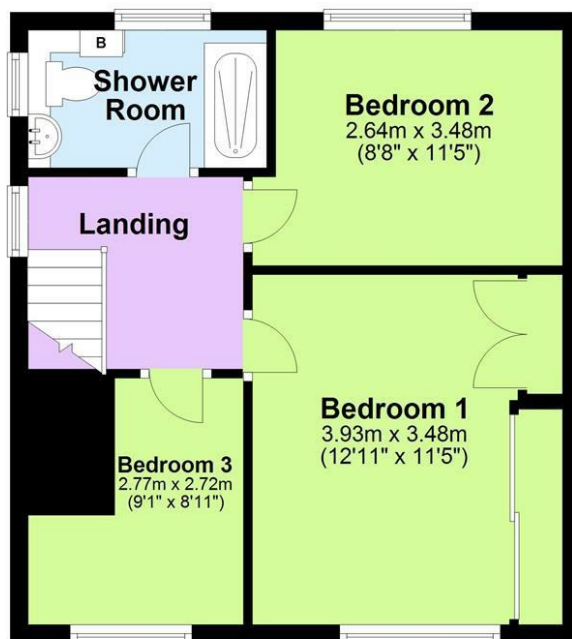
Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)

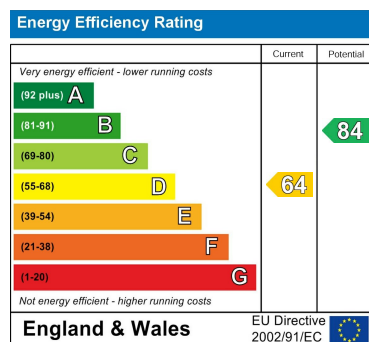


Total area: approx. 80.8 sq. metres (869.2 sq. feet)

Council Tax Band

B

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.