



House - Terraced (EPC Rating: C)

20 FRANKS AVENUE, HEREFORD, HR2 6HZ
£875 Per Calendar Month



2 Bedroom House - Terraced located in Hereford

Two Double Bedrooms | Living Room | Kitchen / Diner | Enclosed Rear Garden | Gas Central Heating | EPC Rating C | Council Tax Band B | Available For Immediate Occupation Subject To Referencing And Landlord Consent |

The Property

A terraced property set within a popular development in the south of the City with spacious and well presented accommodation to include entrance hallway, breakfast kitchen, sitting room, two good sized bedrooms with storage, separate bathroom and separate WC.

To the rear of the property, are enclosed gardens which are low maintenance being mainly laid to lawn along with two useful storage cupboards.

The property is approached via a slabbed pathway and lawned area to the front with the entrance door opening into the hallway, having staircase rising to first floor landing, useful storage cupboard, understairs recessed storage, wall mounted central heating controls, panel radiator and doors off.

Door through to breakfast kitchen which offers a selection of base and wall mounted cabinets, roll edge worksurfaces, splashback tiling, space for electric cooker with extractor over, space and plumbing for dishwasher, washing machine and tumble dryer, wall mounted panel radiator and vinyl flooring. To the dining area there is space for table and chairs, a panel radiator and window to rear looking out to the garden.

The sitting room offers a feature exposed brick wallpaper, laminate flooring, panel radiator, storage cupboard and tv point along with storage for furnishings.

To the first floor landing area, there are doors off, access to loft and boiler cupboard housing a Worcester boiler.

There are two double bedrooms both offering built-in storage, along with a separate WC and bathroom. The bathroom has a panel enclosed bath with shower over and splashback shower curtain, pedestal wash hand basin, wall mounted mirror, splashback wall tiling, extractor fan, panel radiator 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 £26,250.00. Should a guarantor be required to support an application, an income of £31,500.00 would be required.

Services And Expenditure

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

Council Tax - Band B

Broadband Connectivity - 54Mbps Download. 10Mbps Upload - Superfast - 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



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HEREFORDSHIRE, HR4 9AP

Ground Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)

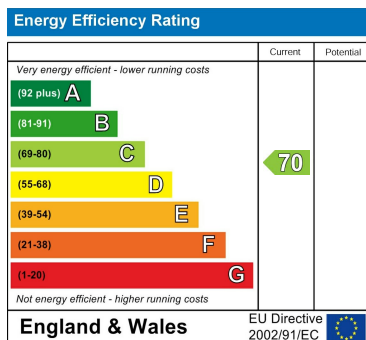


Total area: approx. 77.6 sq. metres (834.9 sq. feet)

Council Tax Band

B

Energy Performance Graph



Call us on

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<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.