



House - Terraced (EPC Rating: C)

38 WHEATRIDGE ROAD, BELMONT, HR2 7UL
£850 Per Calendar Month



2 Bedroom House - Terraced located in Belmont

| Terraced Property | Two Bedrooms | Kitchen | Sitting Room Two Bedrooms | Enclosed Rear Gardens | Allocated Parking| EPC Rating | Available For Immediate Occupation Subject To Referencing And Landlords Approval |

The Property

A terraced property set within the belmont area with entrance hallway, kitchen sitting room, two bedrooms and bathroom.

To the rear of the property is an enclosed garden of low maintenance and allocated parking located a short distance from the property.

The entrance door opens into the hallway with archway through to kitchen, wall mounted thermostat, panel radiator, telephone point and wood effect laminate flooring.

The kitchen offers a selection of base and wall mounted cabinets, sink, 4 ring gas hob with extractor over, integrated oven, space and plumbing for washing machine, recessed area for fridge/freezer unit, wall mounted gas fired Worcester boiler, spotlighting, wall mounted trip switches and vinyl flooring.

To the rear of the property is the sitting room with staircase rising to 1st floor landing, sliding patio door to rear leading out to the garden, two wall mounted panel radiators, wall mounted shelving, telephone point, tv aerial and wood effect laminate flooring.

Upstairs, there are two bedrooms and a bathroom, which offers a panel enclosed bath with shower over, pedestal wash basin, wall mounted light with shave point, WC, 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. Should a guarantor be required to support an application, an income of £31,500 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water.

Mains gas central heating.

Council Tax - Band B

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

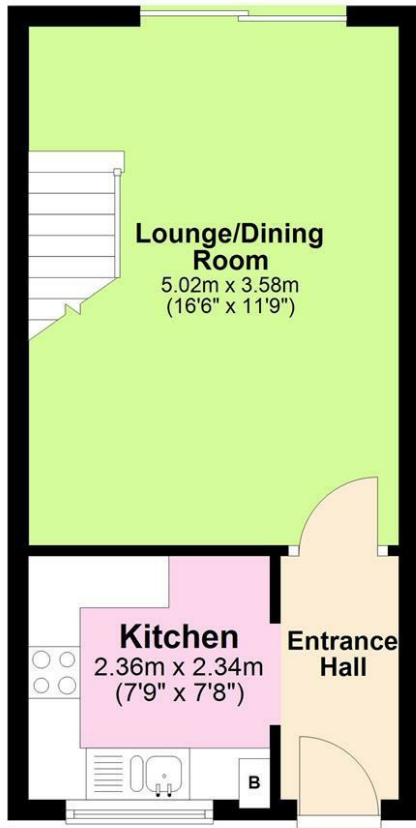
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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

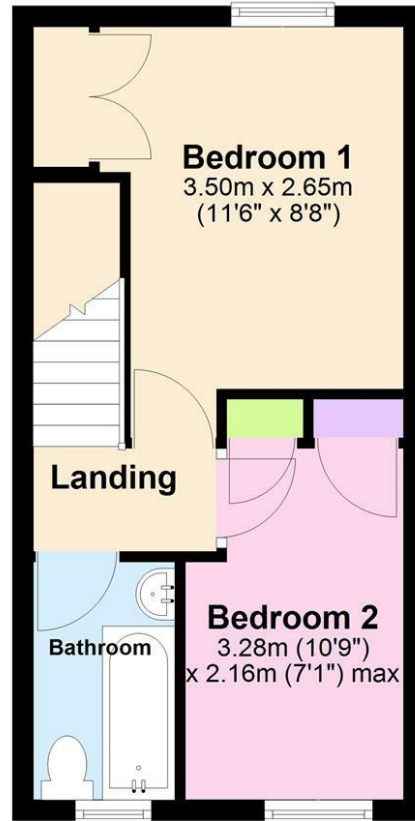
Ground Floor

Approx. 26.8 sq. metres (288.3 sq. feet)



First Floor

Approx. 26.7 sq. metres (286.9 sq. feet)

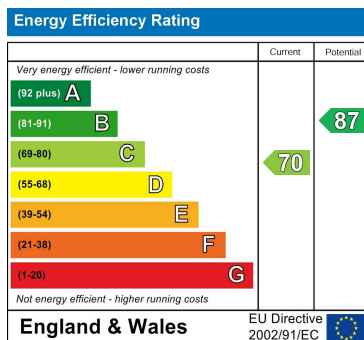


Total area: approx. 53.4 sq. metres (575.2 sq. feet)

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.