



House - Detached (EPC Rating: B)

**3 CHURCH CLOSE, WELLINGTON,
HEREFORD, HR4 8BX**

£1,650 Per Calendar Month



4 Bedroom House - Detached located in Hereford

| Detached Property | Four Bedrooms | Kitchen / Breakfast Room | Lounge / Dining Room | Garage | Enclosed Rear Gardens | Allocated Parking | EPC B Rating | Available For Occupation February 2026 Subject To Referencing And Landlords Approval |

Entrance Porch

With canopy entrance porch and entrance door leading into

Entrance Hall

with solid oak flooring, radiator, two ceiling light points, large built in storage cupboard for coats and shoes, wall mounted fuse box, carpeted stairs leading up and doors into

Downstairs W/C

with low flush w/c, wash hand basin, double glazed window, tiled floor and surround, radiator, ceiling light point and useful under stair storage space.

Kitchen/Breakfast Room

A modern fitted kitchen with matching wall and base units, ample work surface space with 1 1/2 bowl stainless steel sink and drainer unit, integrated fridge/freezer, four ring induction hob with extractor over, under counter space for a washing machine, integrated oven and microwave, triple aspect double glazed windows and french doors to the front, side and rear, recess spotlights, ceiling light point, radiator and vinyl flooring.

Spacious Lounge/Dining Room

A light and spacious room with wood effect flooring, two ceiling light points, double glazed window to the front aspect and double glazed french doors leading out to the rear garden.

First Floor Landing

With fitted carpet, two ceiling light points, smoke alarm, loft hatch, airing cupboard housing the gas central heating boiler and doors leading into

Bedroom One With En-suite

With fitted carpet, radiator, ceiling light point, dual aspect double glazed windows to the front and side, a door then leads into the

En-suite shower room

With large walk in shower cubicle with mains fitment shower head over and tiled surround, low flush w/c, wash hand basin with storage below, heated towel rail, double glazed window, tiled floor and recess spotlights.

Bedroom Two

With fitted carpet, radiator, ceiling light point, double built in wardrobe and double glazed window to the rear aspect with countryside views.

Bedroom Three

With wood effect flooring, ceiling light point, radiator and double glazed window to the front aspect.

Bedroom Four

With fitted carpet, radiator, ceiling light point, built in single wardrobe cupboard and double glazed window to the rear with fantastic countryside views.

Bathroom

A modern fitted three piece suite comprising panelled bath with rainfall mains fitment shower head over, low flush w/c, wash hand basin with storage below and mirrored storage cabinet over, chrome heated towel rail, recess spotlights, tiled floor and double glazed window.

Outside

To the rear a fantastic low maintenance private rear garden with a paved patio with wooden pergola, an area of lawn, an area laid to decking for ease and low maintenance with fantastic views across open countryside, a large wooden storage shed, rear access into the garage with electric door to the front, useful outside power points and outside tap, a side access gate. To the front a brick paviour driveway providing off road parking with an area of stone for ease and low maintenance, a small area of lawn and useful paved pathway leading to the rear garden.

Garage

A single garage with insulated electric door to the front, light, power & rear access door from the garden.

Directions

From Hereford, head north on the A49. As you reach the start of the dual carriageway, take the left-hand turn signposted for the village of Wellington. Continue into the village, where Church Close will be found on the left-hand side. The property is situated immediately on the left hand side as indicated by the agents for sale board.

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 £49,500. Should a guarantor be required to support an application, an income of £59,400 would be required.



Services And Expenditure

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

Council Tax - Band E

Broadband Connectivity - 900Mbps Download. 900Mbps 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

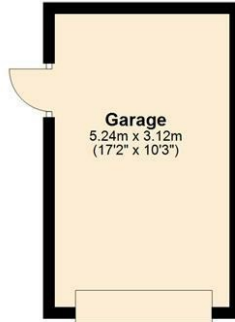
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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HEREFORDSHIRE, HR4 9AP

Ground Floor

Approx. 67.3 sq. metres (724.0 sq. feet)



First Floor

Approx. 53.6 sq. metres (577.3 sq. feet)

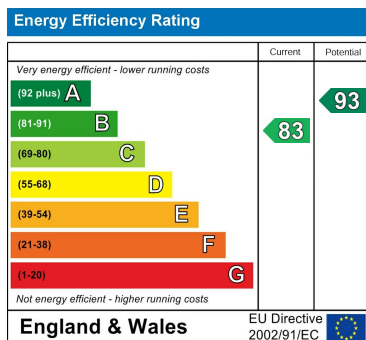


Total area: approx. 120.9 sq. metres (1301.3 sq. feet)

Council Tax Band

E

Energy Performance Graph



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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.