



House - Terraced (EPC Rating: D)

**32 MERESTONE ROAD, HEREFORD, HR2
7PT**

Per Calendar Month

£1,100 Per



3 Bedroom House - Terraced located in Hereford

| Three Bedrooms | Terraced Property | Recently Renovated To Include New Gas Boiler And Double Glazing | Sitting Room | Dining Room | Kitchen | Front And Rear Gardens | EPC Rating D | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

Ground floor

With canopy porch and entrance door leading into the

Entrance hall

With fitted carpet, ceiling light point, radiator, carpeted stairs leading up with useful understair storage area with doors leading into

Living room

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect with fitted blind, and opening into the

Dining room

With fitted carpet, radiator, ceiling light point, double glazed windows and door out to the rear garden and door leading into the

Kitchen

Fitted with matching wall and base units, ample work surface space, stainless steel and double drainer, electric oven and five ring gas hob, plumbing and space for washing machine, double glazed window, recess spotlights, vinyl flooring, door back into the entrance hall, door out to the rear garden, space for a freestanding fridge/freezer and door into the

Utility/ study

With fitted work surface space with cupboard and drawers below, door to the front, wall mounted fuse box and meters.

First floor landing

With fitted carpet, ceiling light point, airing cupboard housing the newly installed gas central heating boiler with doors then leading to

Bedroom one

With fitted carpet, ceiling light point, radiator, double glazed window and useful built in storage cupboard.

Bedroom two

With fitted carpet, ceiling light point, radiator, double glazed window and useful built in storage cupboard.

Bedroom three

With fitted carpet, ceiling light point, radiator, double glazed window and useful built in storage cupboard.

Bathroom

A modern fitted bathroom comprising P shaped panelled bath, mains fitment shower over with panelled surround, wash hand basin with storage below, radiator, ceiling light point, vinyl flooring and double glazed window.

Toilet

With low flush w/c, ceiling light point, radiator, double glazed window and vinyl flooring.

Outside

To the front of the property, the front garden is approached via an iron gate and is mainly laid to lawn with a range of plants and shrubs enclosed by hedging and fencing with a concrete and paved patio pathway leading to the front door. To the rear there is a small concrete patio area with concrete path leading to an outside timber shed and greenhouse. There is a small lawned area and a range of plants and shrubs.

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 £33,000.



Should a guarantor be required to support an application, an income of £39,600 would be required.

Services And Expenditure

Services - Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Council Tax - Band B

Broadband Connectivity - 8000Mbps Download.
8000Mbps Upload - Ultrafast - Source Ofcom

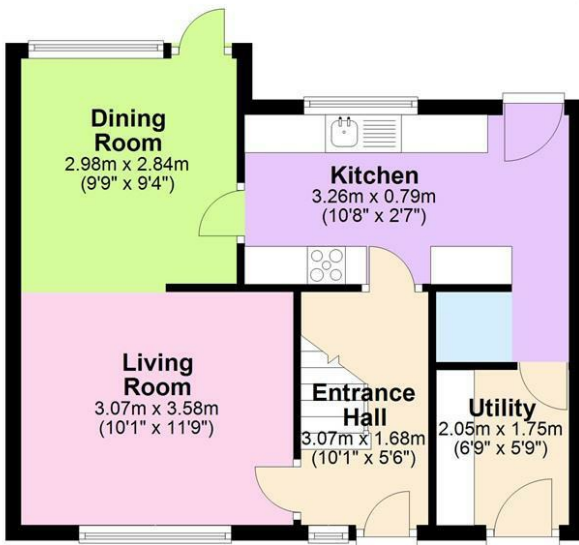
Viewings

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



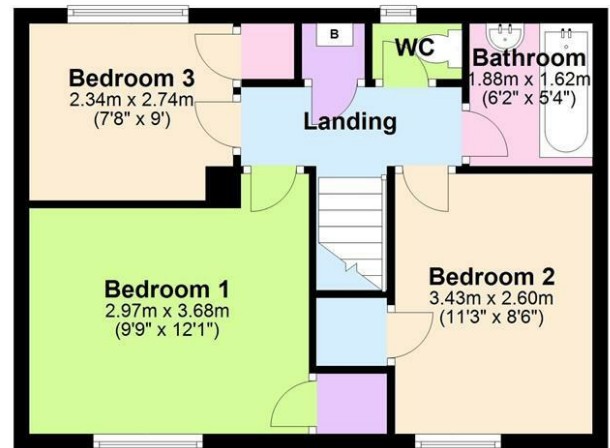
Ground Floor

Approx. 29.8 sq. metres (320.6 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.3 sq. feet)

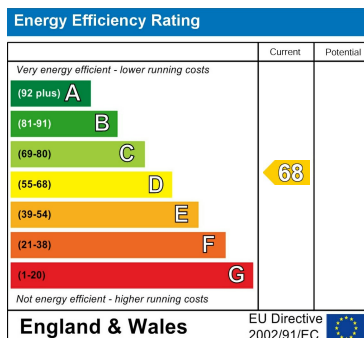


Total area: approx. 70.0 sq. metres (753.9 sq. feet)

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.