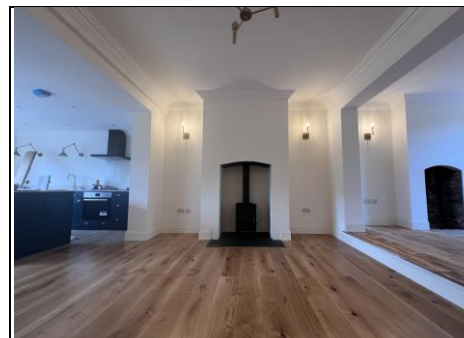




85 Hereford Road Bell Vue Shrewsbury Shropshire **Monthly Rental Of £1,900**

An exceptional 3-bedroom mid-terrace property, recently refurbished to a high standard. The property is tastefully presented throughout and includes an entrance hall, living room, sitting room, and a stylish kitchen. Two 1st floor bedrooms and a shower room, and a bedroom on the 2nd floor GCH and a wood burner, ZJ&B Tenant Information: All tenancies are granted subject to contract and are conditional upon satisfactory credit checks, referencing, and Right to Rent verification. A holding deposit equivalent to one week's rent is required from successful applicants. A security deposit equal to five weeks' rent, along with the first month's rent, is payable in advance. Please note that rent excludes all utilities and council tax.



85 Hereford Road, Bell Vue, Shrewsbury, Shropshire, SY3 7QY



Entrance Hall
Sitting Room 10' 6" x 8' 10" (3.20m x 2.69m)
Living Room 11' 3" x 14' 6" (3.43m x 4.42m)
Kitchen/Dining Room 12' 2" x 13' 6" (3.71m x 4.11m)
First Floor Landing
Bedroom 1 10' 5" x 8' 6" (3.17m x 2.59m)
Bedroom 2 10' 8" x 7' 10" (3.25m x 2.39m)
Shower Room
Second Floor Bedroom 3 13' 3" x 14' 6" (4.04m x 4.42m)

Council Tax Band

Monthly Rental Of £1,900
per calendar month

Deposit - £2,192.00
5 weeks rent

Minimum Term of 12 months



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Energy performance certificate (EPC)

85 Hereford Road Shrewsbury SY3 7QY	Energy rating D	Valid until 22 October 2033
Certificate number 8386-2643-5336-2297-7185		

Property typeMid-terrace house

Total floor area112 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the requirements and exemptions [here](#) or you can also read the [guidance for tenants](#) on the requirements and exemptions [here](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

[View this energy certificate service.gov.uk/energy-certificates/8386-2643-5336-2297-7185](#)

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FLOOR PLANS FOR GUIDANCE ONLY