



The Elms

Canon Bridge, Hereford, , HR2 9JF

- *Pet Friendly* 1/2 Small To Medium Sized Pets Accepted.
- Three Bedrooms
- Low Maintenance Gardens
- Driveway Parking
- EPC E
- Detached Rural Property With Countryside Views
- Ensuite Facilities
- Allocated Outside Storage
- Long Term Let Available Subject To Referencing

£1,395 PCM



The Property

On approach a wooden gate opens into the driveway providing secured parking with access to the allocated storage shed. There are enclosed gardens to the front and rear of the property, which are laid mainly to lawn for ease of maintenance.

Access door from the driveway leads to the utility/boot room. Having a selection of base cabinets, square edge work surfaces, sink, wall mounted LPG Worcester boiler, triswitches, vinyl flooring and panel radiator.

A door leads to the downstairs bathroom having a panel enclosed bath with shower over and splashback glass screen, pedestal wash hand basin, WC, wall mounted mirror fronted cabinet, heated towel rail and vinyl flooring.

Accessed off the utility room is the breakfast kitchen with windows to side and rear and space for dining table and chairs. Having a selection of base and wall mounted cabinet, work surfaces, sink, double oven, hob, extractor fan and integrated appliances to include undercounter fridge and dishwasher.

To the front of the property is the sitting room having windows to front and side, feature electric fireplace with surround, storage cupboard, fibre optic broadband connected, two panel radiators and downlighters. There is a further reception room / study.

Upstairs offers three bedrooms along with ensuite facilities.

Services & Expenditure Lettings

Services Connected: Mains electricity, private water, private drainage and LPG gas fired central heating.

Council Tax Band: D

Broadband availability: Ultrafast - download speed 300 MBPS upload speed 75 MBPS - Source Ofcom

Household Income & Affordability Lettings

To successfully pass an income reference our appointed reference company requires a minimum household income of £44,850. Should a guarantor be required to support an application, an income of £53,820 would be required.

Viewings Lettings

Strictly by appointment. Please contact the agents on 01568 610600 option 1

Directions - What Three Words

What Three Words: [///stowing.probing.motion](https://www.what3words.com/#!/stowing.probing.motion)

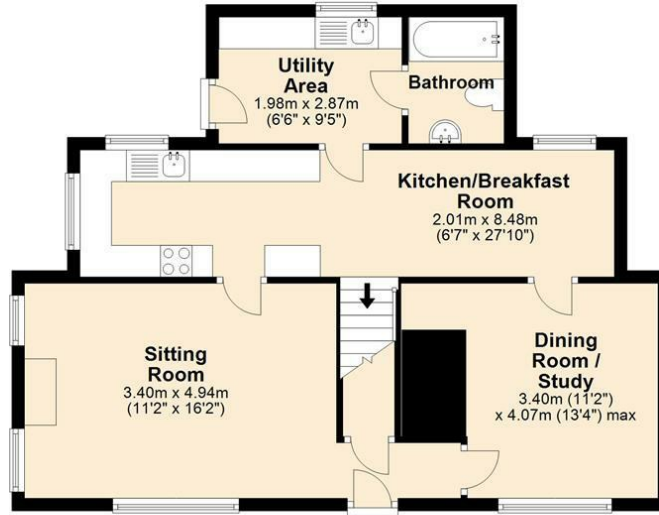
Tenancy Information Portal Link Lettings

For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website, this information can be found at the foot of the page titled "Additional Costs".



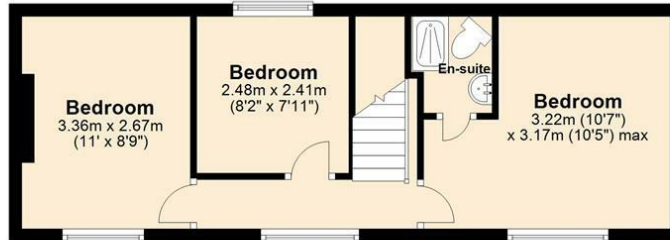
Ground Floor

Approx. 59.6 sq. metres (641.8 sq. feet)



First Floor

Approx. 30.8 sq. metres (332.1 sq. feet)



Total area: approx. 90.5 sq. metres (973.9 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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property

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