



House - Semi-Detached (EPC Rating: D)

5 CHARTWELL ROAD, HEREFORD, HR1 2TU

£1,600 Per Calendar Month



5 Bedroom House - Semi-Detached located in Hereford

| Popular Residential Area | Extended Semi-Detached House, Two-Storey Extension | Spacious Living Accommodation | Four / Five Bedrooms | Integral garage | Front And Rear Gardens | Driveway Parking | EPC D Rating | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

Location

Situated in a popular residential location, off Bodenham Road. Local amenities include public house, various shops, bus service and the property is particularly well placed for access to Hereford hospital, railway station, schools and further education colleges (Sixth Form, Art and Technical).

Entrance Porch

With light, tiled floor and door to

Entrance Hall

With radiator, central heating thermostat and stairs to first floor.

Lounge

With radiator, bay window to the front, coal effect gas fire with wooden surround, back boiler providing hot water and central heating. Wide archway to

Dining Area

With radiator, double doors to the rear and door to

Kitchen

Fitted with a range of traditional style base and wall mounted units with work surfaces, tiled splashbacks, 1½ bowl sink unit, plumbing for washing machine, built-in electric double oven, 4 ring electric hob and extractor hood, built-in refrigerator, built-in freezer, radiator, understairs storage cupboard with fuse-board and shelving, two windows to the rear and side entrance door.

First Floor Landing

With hatch to roof space and a built-in airing cupboard with a hot water cylinder.

Bedroom 1

With range of fitted wardrobes, dressing table, radiator and window to front.

Bedroom 2

With fitted wardrobes and chest of drawers, radiator and window to rear.

Bedroom 3

With radiator and window to front.

Shower Room

With large tiled shower area with glass screen and mains fitment, wash hand basin with cupboard under, WC, ladder style radiator, shaver point, down lights and window.

Bedroom 4

With radiator and window to front.

Bedroom 5/Study

With radiator and window to rear.

Integral Garage

With up and over door, light, power and side entrance door.

Outside

The front of the property is open plan, laid to lawn with a brick driveway together with Lavender and ornamental shrubs.

A side access path leads to the enclosed rear garden which is south facing and a real sun trap. The garden is enclosed by hedging, fencing and brick walling, mainly lawned with a retaining wall and has a paved patio, extensive range of ornamental shrubs, covered seating area, electric sun awning and outside water tap.

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 £48,000. Should a guarantor be required to support an application, an income of £57,600 would be required.

Services And Expenditure

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

Hereford County Council - Tax - Band D



Broadband Connectivity - 8000Mbps Download.
8000Mbps 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

In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.



Property Redress Scheme & Client Money Protection

Flint And Cook Ltd belong to the Property Redress Scheme. The PRS contact information is as follows The Property Redress Scheme (PRS) Premiere House 1st Floor Elstree Way Borehamwood, Hertfordshire, WD6 1JH. Telephone Number 0333 321 9418 E: info@theprs.co.uk Our scheme number is PRS013108.

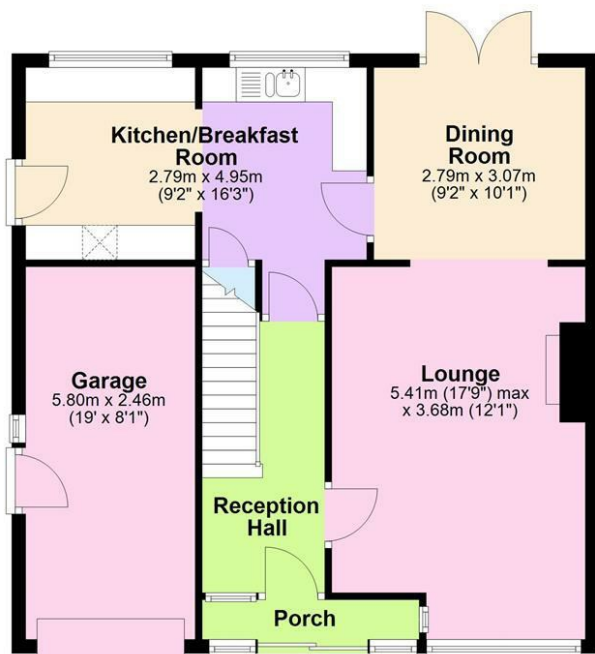
Flint And Cook are members of Propertymark and our Client Money Protection is authorised and provided by them.





Ground Floor

Approx. 68.3 sq. metres (735.6 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.0 sq. feet)



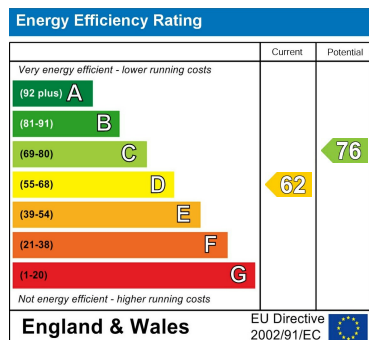
Total area: approx. 130.2 sq. metres (1401.7 sq. feet)

5 Chartwell Road, Hereford

Council Tax Band

D

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.