



House - End Terrace (EPC Rating: D)

# 4 TRISTRAM COURT, HAMPTON PARK, HEREFORD, HR1 1RZ

Per Calendar Month

## £795 Per



# 1 Bedroom House - End Terrace located in Hereford

| 1 Bedroom | Kitchen | Living Room | Bedroom | Study | Garden | Parking | Council Tax A | EPC Rating D | Long Term Let Available Subject To Referencing And Landlords Consent |

## Canopy Porch

With outside lights, meter cupboard and a uPVC entrance door through to the

## Entrance Hall

With laminate flooring, wall-mounted electric heater and access to the

## Fitted Kitchen

With a range of wall and base units, ample work surfaces with splashbacks, single bowl sink and mixer tap, tiled floor, double glazed window to the front aspect with Venetian blind, space for upright fridge/freezer, cooker and washing machine, extractor hood.

## Living Room

With laminate flooring, wall-mounted electric heater, turning carpeted staircase to the first floor, understairs store cupboard, coved ceiling, double-glazed window and double-glazed double French doors to the rear patio and garden.

## First Floor Landing

With fitted carpet and door to

## Bedroom 1

With laminate flooring, wall-mounted electric heater, access hatch to loft space, wardrobe/hanging space, airing cupboard and double glazed window overlooking the rear garden.

## Study

With laminate flooring, wall-mounted electric heater, built-in wardrobe and double glazed window.

## Bathroom

With suite comprising bath with shower unit over,

wash hand basin, low flush WC, tiled floor, extractor fan and ladder style electric radiator.

## Outside

To the front there is a double width driveway providing ample off-road parking facilities and a side access gate leading to the rear garden. To the immediate rear there is a paved patio area providing the perfect entertaining space which leads on to the remainder of the garden which is mainly lawn with a further decked entertaining space and all enclosed by high fencing to maintain privacy. There is also a large garden shed/workshop with power and light points, ample storage space, windows and doors.

## Directions

Proceed east out of Hereford City along Bath Street into St Owen Street and then turn right into Eign Road, continue into Hampton Park Road, take the final turning on your left into Sudbury Avenue and Tristram Court is on your right-hand side after approximately 800 yards.

## Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

## Opening Hours

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm

## Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## 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 £23,850. Should a guarantor be required to support an application, an income of £28,620 would be required.

### **Services And Expenditure**

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

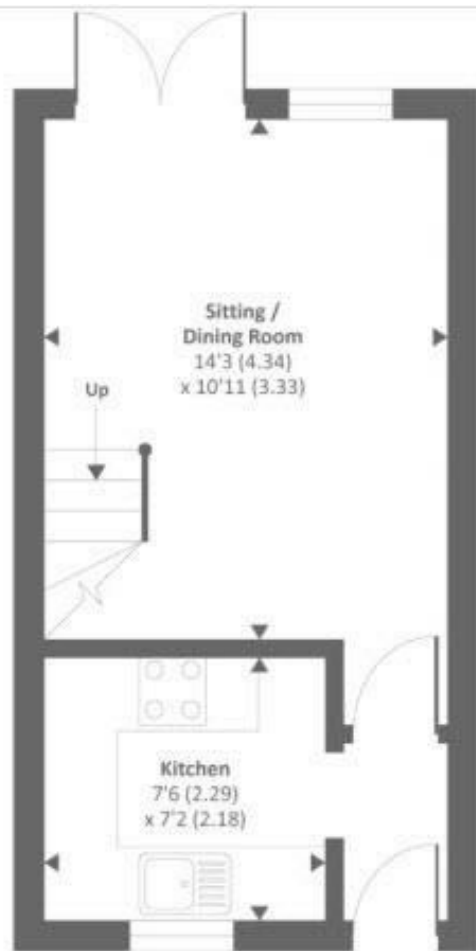
Hereford County Council - Tax - Band A

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

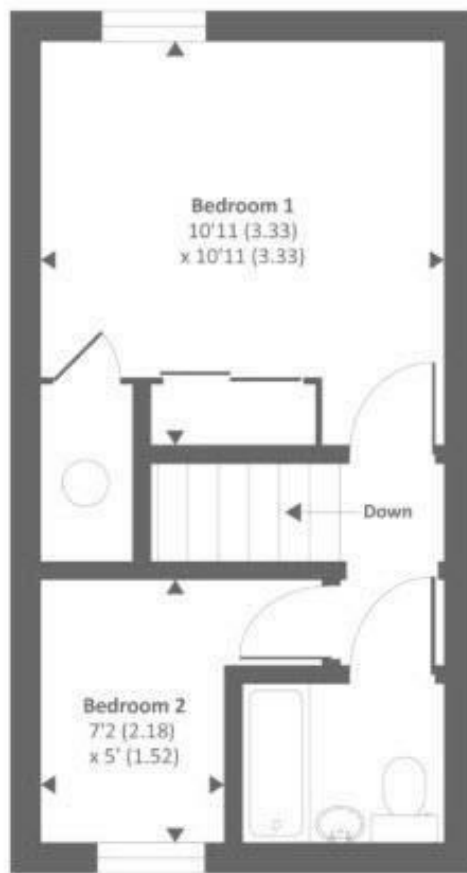
### **Tenancy Information And Permitted Payments**

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.





Ground floor



First floor

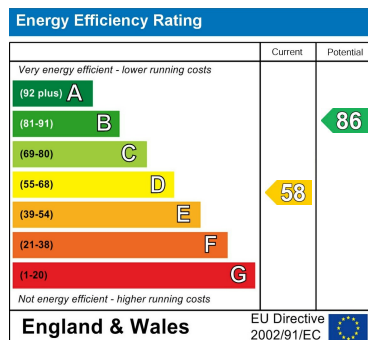


Approx. gross internal floor area 480 SQFT / 44.5 SQM  
 Approx. gross external floor area 594 SQFT / 55.1 SQM

Council Tax Band

**A**

Energy Performance Graph



Call us on

**01432 355455**

[lettings@flintandcook.co.uk](mailto:lettings@flintandcook.co.uk)

<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.

