



House - Terraced (EPC Rating: D)

**40 BRIDLE ROAD, HEREFORD, HR4 0PP**

Per Calendar Month

**£895 Per Calendar Month**



# 2 Bedroom House - Terraced located in Hereford

| Semi Detached Property | Two Bedrooms | Kitchen | Sitting Room | Shower Room  
| Front And Rear Low Maintenance Gardens | Garage And Allocated Parking Space  
| EPC D | Available For Immediate Occupation Subject To Referencing|

## **The Property**

To the front of the property is a low maintenance garden to include lawn pathway and gravel. There are steps which lead to the front door and opens into an entrance porch with window to side, panel radiator, electric trip switches and vinyl flooring.

The sitting room has a double glazed window to front, a wood surround with inset electric fireplace, staircase rising to first floor landing, TV point and broadband connection.

Door through to the kitchen which offers a selection of base and wall mounted cabinets, sink, a 4 ring gas hob with extractor over, integrated double oven, roll edge worksurfaces, space and plumbing for washing machine, space for under counter fridge freezer unit, a Worcester boiler, telephone point, splashback wall tiling and vinyl flooring.

Off the kitchen is a conservatory with double glazed windows to rear and double glazed door to side leading outside along with sectional glazing and a pitch roof.

There is a panel radiator wall mounted shelf, power and lighting and vinyl flooring.

Upstairs, there are two bedrooms with the main bedroom having generous built in storage. There is also a shower room with WC, pedestal wash hand basin, shower cubicle, wall mounted cabinet, towel rail, panel radiator and vinyl flooring.

To the rear of the property the gardens are enclosed and of low maintenance, having mainly patio space and some border flowerbeds.

## **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 £26,850. Should a guarantor be required to support an application, an income of £32,220 would be required.

## **Services And Expenditure**

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

Council Tax - Band B

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**

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

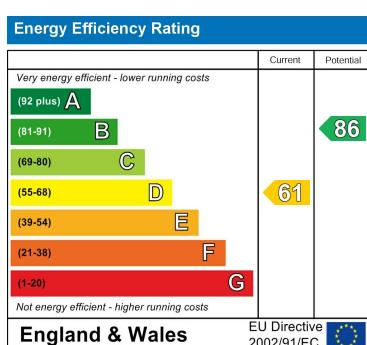


FLINT AND COOK HEREFORD LETTINGS | 22 BROAD STREET, HEREFORD,  
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Council Tax Band

Energy Performance Graph



Call us on

**01432 355455**

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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.