



House - Terraced (EPC Rating: C)

**16 RIPON WALK, BOBBLESTOCK,
HEREFORD, HR4 9UF**

£950 Per Month



2 Bedroom House - Terraced located in Hereford

| 2 bedrooms | Living Room / Diner | Kitchen | Garden | Allocated Parking Space | EPC Rating C | Council Tax Band A | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

Canopy Porch

With uPVC entrance door leading into the

Lounge/Dining Room

Wooden laminate flooring, radiator, double glazed window to the front aspect, contemporary wood panelling, carpeted stairs leading to the first floor with useful storage space under, smoke alarm and door leading into the

Modern Kitchen

Fitted with matching wall and base units, ample worksurfaces, 4-ring electric hob and electric oven, 1½ bowl sink and drainer unit with tiled splashback, under-counter space for washing machine, integrated fridge, integrated slimline dishwasher, double glazed window and double glazed door leading out to the rear garden.

Landing

With fitted carpet, ceiling light point, smoke alarm and doors to

Bedroom 1

With wooden laminate flooring, radiator, double glazed window to the front aspect, panelled wall, built-in airing cupboard housing the gas central heating boiler and built in double wardrobe with fitted rail and wooden shelving.

Bedroom 2

With laminate flooring, radiator, loft hatch, panelled wall, ceiling light point and double glazed window to the rear aspect.

Bathroom

White suite comprising panelled bath with shower over, pedestal wash hand-basin, low flush WC, tiled

floor and fully tiled surround, opaque double glazed window to the rear aspect, extractor and heated towel rail.

Outside

To the front of the property there is a concrete paved pathway leading to the front entrance door and the remainder of the front garden is laid to stone for easy maintenance. To the rear there is a low maintenance rear garden with a raised composite decked area - perfect for entertaining with a stone border leading onto a further patio area. There is a large timber storage shed, outside power point, outside tap and rear access gate leading to the allocated parking. The garden is enclosed by fencing to maintain privacy.

Directions

Proceed west out of Hereford City centre along Whitecross Road and take the 3rd exit at the Monument roundabout onto Three Elms Road. Continue along Three Elms Road, then take the right hand turning onto Sandown Drive. Continue along Sandown Drive and, on reaching the T-junction, turn right onto Kempton Avenue and then take the 1st right onto Fakenham Drive and then take the 1st right at the T-junction which leads to the rear of the property and the allocated parking, as indicated by the Agent's FOR SALE board. What3words - snow.fake.poetic

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 £28,500. Should a guarantor be required to support an application, an income of £34,200 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.

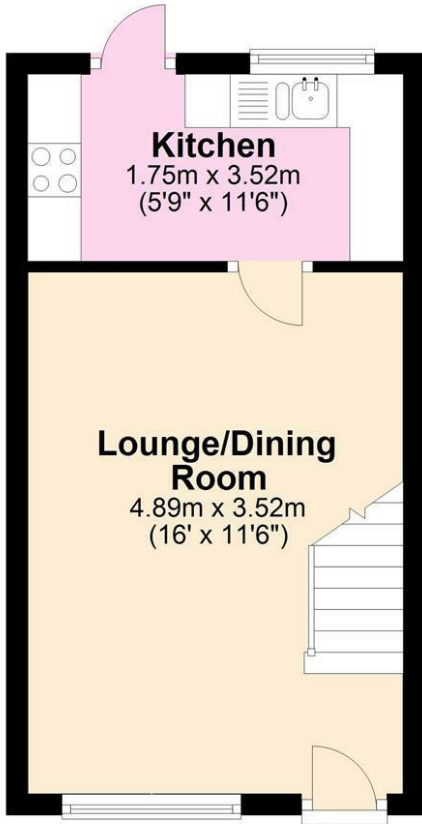
Viewings

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



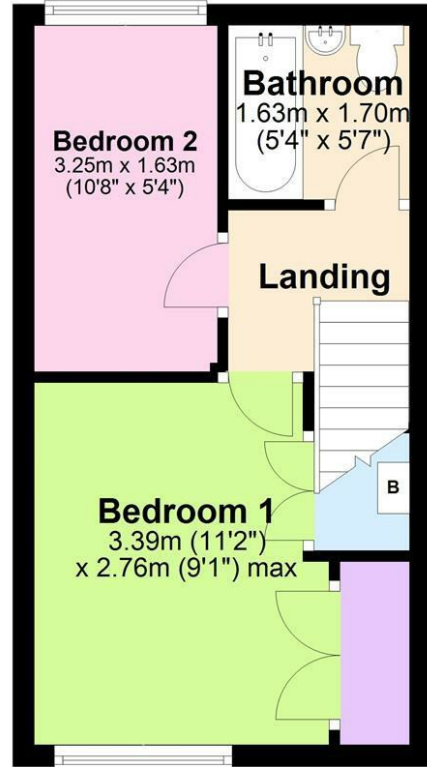
Ground Floor

Approx. 23.7 sq. metres (255.1 sq. feet)



First Floor

Approx. 23.4 sq. metres (251.9 sq. feet)

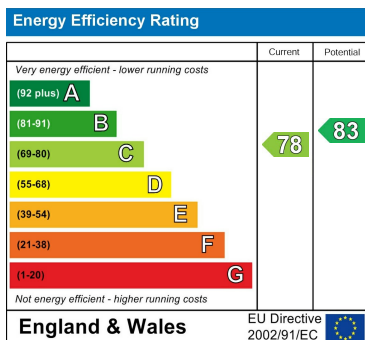


Total area: approx. 47.1 sq. metres (507.0 sq. feet)

Council Tax Band

A

Energy Performance Graph



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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.

