House - Semi-Detached (EPC Rating: D)

# 19 VILBERIE WAY, HEREFORD, HR4 9XE

## £895 Per Calendar Month

Flint & Cook

2 1 1 D

# 2 Bedroom House - Semi-Detached located in Hereford

| Semi Detached Property | Two Double Bedrooms | Kitchen | Sitting Room | Shower Room | Driveway To Front | Enclosed Rear Gardens | EPC Rating D | Available For Occupation From September 1st 2026 |

## The Property

The entrance door opens into a porch with storage cupboard and further door leading to the inner hallway.

The hallway has a staircase rising to the first floor landing, wall mounted central heating controls, wood effect laminate flooring and doors off.

The kitchen offers a selection of base and wall mounted cabinets, roll edge worksurfaces, sink, space for cooker, space and plumbing for washing machine, recess for fridge freezer, splashback wall tiling, extractor fan, tiled flooring, and window to front.

Upstairs there are two double bedrooms both with built in storage. There is also a shower room with WC, pedestal wash hand basin. Shower cubicle, splashback wall tiling, vinyl flooring and panel radiator.

Outside to the front of the property is driveway parking, slabbed pathway leading to the front door and gravelled area.

To the rear the garden is enclosed with gated side access, garden shed, patio area and lawn.

## 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 £26,850.00. Should a guarantor be required to support an application, an income of £32,220.00 would be required.

## Services And Expenditure

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

Hereford County Council - Tax - Band B

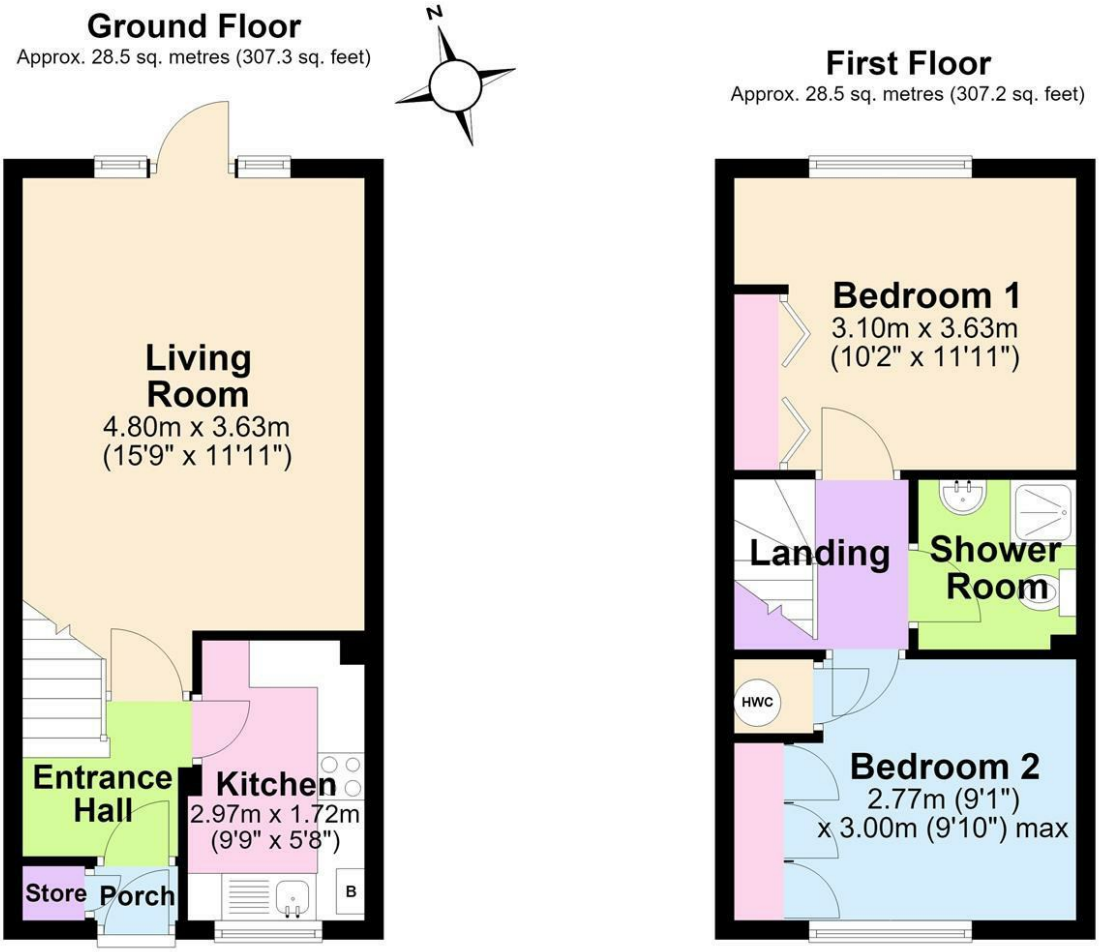
Broadband Connectivity - 8000Mbps Download. 8000Mbps Upload - Ultrafast - Source Ofcom

## 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

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

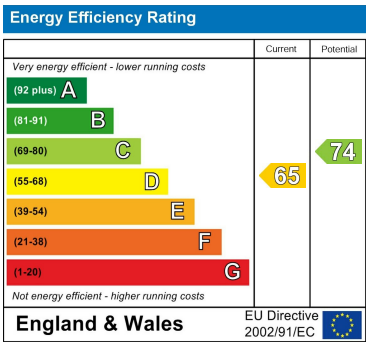



Total area: approx. 57.1 sq. metres (614.4 sq. feet)

Council Tax Band

B

Energy Performance Graph




**Call us on**

**01432 355455**

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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.