



Maisonette (EPC Rating: C)

79A ST. OWEN STREET, HEREFORD, HR1 2JQ
£850 Per Calendar Month



1 Bedroom Maisonette located in Hereford

| Fully Refurbished Throughout | Deceptively Spacious Maisonette | Kitchen | Sitting Room | One Double Bedroom And Dressing Room / Office | Available For Immediate Occupation Subject To Landlords Consent And Referencing | EPC Rating C |

The Property

Entrance door from street level opens into hallway with staircase rising to first floor landing, useful storage cupboard, large sliding wardrobe with hanging space and shelving, window to side, smoke alarm, panel radiator and staircase rising to 2nd floor landing and bedroom accommodation.

The sitting room is to the front of the property with a feature window overlooking the street. Having useful recessed cupboards and shelving, broadband connection and panel radiator.

The kitchen is newly fitted offering a range of base and wall mounted cabinets with window to rear and side, square edge worksurfaces, sink, a freestanding gas cooker with hob and oven, extractor hood, wall mounted Ideal gas boiler, space and plumbing for washing machine, space for fridge freezer, splashback wall tiling, vinyl flooring and panel radiator.

Off the landing is a shower room which offers a wash hand basin with storage below, generous shower cubicle, wall mounted heated towel rail, splashback wall tiling and vinyl flooring.

To the second floor landing has a window to side and further storage space. There is a double bedroom with window to front and panel radiator. There is a second room with window to front and panel radiator. This space would make an ideal office or dressing room.

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 £00,000. Should a guarantor be required to support an application, an income of £00,000 would be required.

Services And Expenditure

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

Agents Note - The electricity will be invoiced to the tenant by the landlord on a monthly basis at a rate of £65.00 to a fair usage policy.

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.

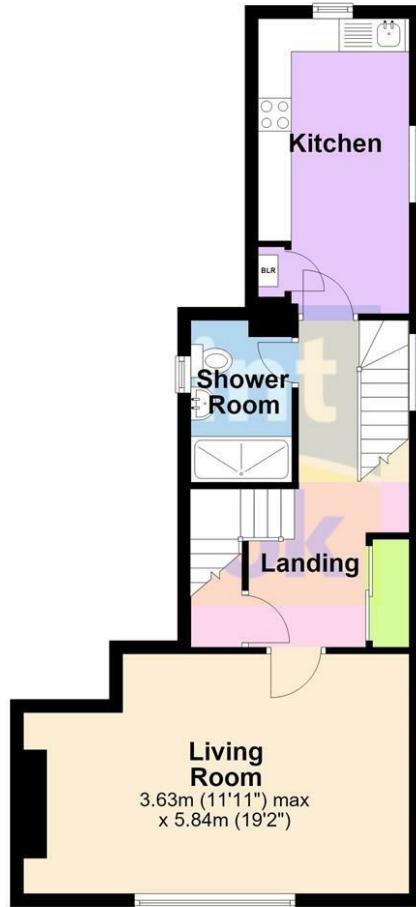
Viewings

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



FLINT AND COOK HEREFORD LETTINGS | 22 BROAD STREET, HEREFORD,
HEREFORDSHIRE, HR4 9AP

First Floor
Approx. 47.0 sq. metres (506.3 sq. feet)



Second Floor
Approx. 28.1 sq. metres (302.7 sq. feet)

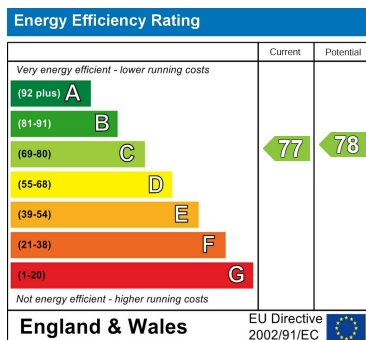


Total area: approx. 78.9 sq. metres (849.6 sq. feet)

Council Tax Band

A

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.