



House - Detached (EPC Rating: E)

POOL COTTAGE 5 ST. ETHELBERT STREET, HEREFORD, HR1 2NR

£1,100 Per Calendar Month



2 Bedroom House - Detached located in Hereford

| Fully Refurbished To Include Kitchen, Bathroom, Carpets And Paintwork Throughout | Sought After City Centre Location | Two Reception Rooms | Kitchen | Two Bedrooms | Bathroom | Private Parking For One Vehicle | EPC Rating E | Available For Immediate Occupation Subject To Referencing And Landlords Approval |

The Property

The entrance door leads into a hallway with a staircase rising to first floor landing, wall mounted coat hooks, central heating controls, panel radiator and doors off.

Off the hallway is a reception room with double glazed windows to front and side. Having television aerial and panel radiator.

This sitting room has double glazed windows to front, side and rear along with a useful understairs storage cupboard, feature gas fire, character wood panelling and two panel radiators.

The kitchen has a double glazed window to side and door leading out. There is a selection of base and wall mounted cabinets, stainless steel sink, a freestanding electric cooker, space and plumbing for washing machine, splashback wall tiling, panel radiator and tiled flooring. Off the kitchen is also a useful walk in pantry.

Upstairs, there are two double bedrooms, along with a newly fitted bathroom to include WC, vanity style unit with inset wash hand basin and cupboard below, a panel enclosed compact bath with shower over and shower boarding along with panel radiator and vinyl floor.

Outside there is allocated parking for one vehicle along with a garden shed.

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 £33,000. Should a guarantor be required to support an application, an income of £39,600 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water.

Mains gas central heating.

Hereford County Council - Tax - Band C

Broadband Connectivity - 155Mbps Download. 20Mbps Upload - Superfast - Source Ofcom

Tenancy Information And Permitted Payments

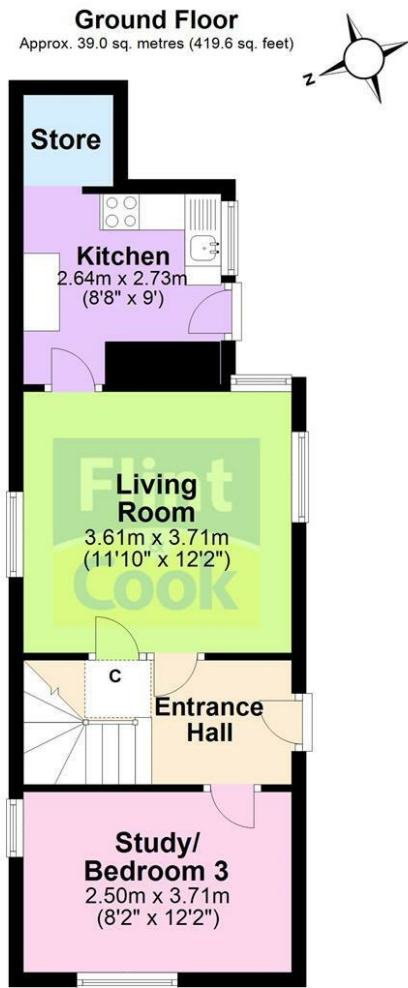
For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

Viewings

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



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HEREFORDSHIRE, HR4 9AP

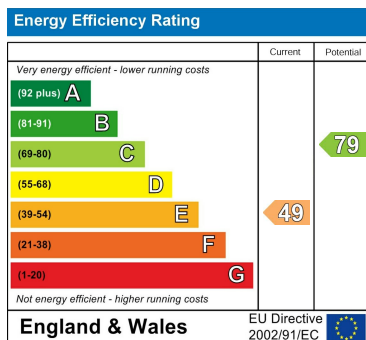


Total area: approx. 68.8 sq. metres (740.4 sq. feet)

Council Tax Band

C

Energy Performance Graph



Call us on

01432 355455

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.

