



House - Terraced (EPC Rating: C)

3 AINTREE AVENUE, HEREFORD, HR4 9NQ
£875 Per Calendar Month



2 Bedroom House - Terraced located in Hereford

| Terraced Property | Kitchen | Sitting Room | Two Bedrooms | Shower Room | Front And Rear Gardens
| Garage | EPC Rating C | Available For Immediate Occupation Subject To Landlords Consent |

The Property

A terraced property situated within a popular residential area with accommodation to include entrance hallway, kitchen, sitting room, first floor landing, two bedrooms and bathroom.

To the rear of the property is an enclosed garden, mainly laid to lawn along with patio and garden shed.

The entrance door opens into a hallway with staircase rising to first floor landing, wall mounted central heating controls, trip switches, tiled flooring and panel radiator.

The kitchen offers a selection of base and wall mounted cabinets along with a sink, worksurfaces, cooker, washing machine, fridge freezer unit, splashback wall tiling, panel radiator, spotlighting and tiled flooring.

Door through to sitting room with patio door to rear leading out to the garden, TV aerials, space for furnishings and panel radiator.

Upstairs, there are two bedrooms with both having built-in storage. The bathroom offers fittings to include WC, pedestal wash hand basin, panel enclosed bath with shower over, splashback wall tiling and vinyl flooring.

The property also benefits from a single garage a short distance from the property.

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 £26,250.00. Should a guarantor be required to support an application, an income of £31,500.00 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

Viewings

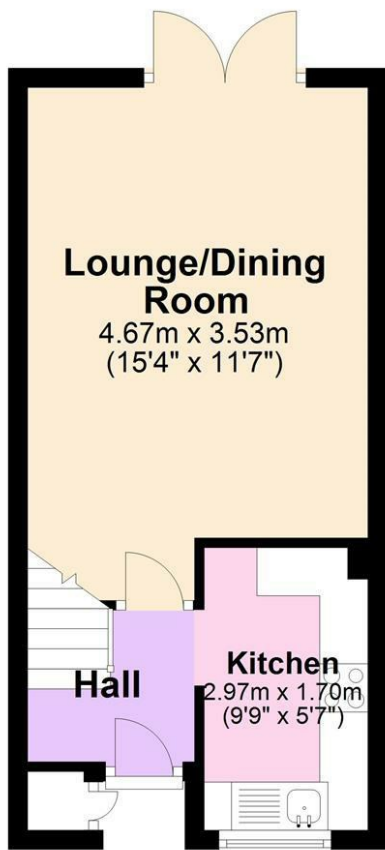
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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

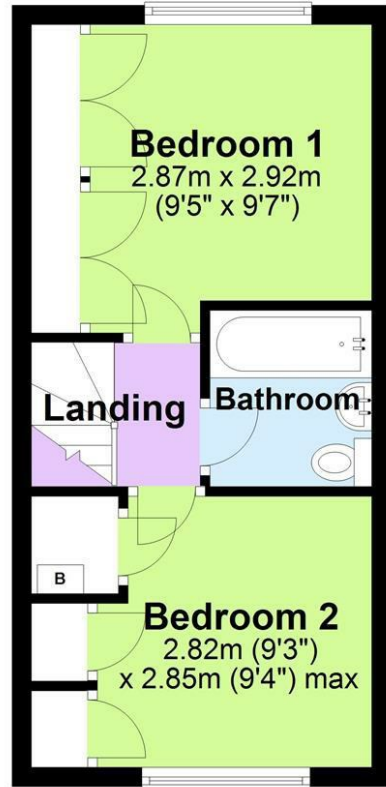
Ground Floor

Approx. 26.4 sq. metres (284.0 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.7 sq. feet)

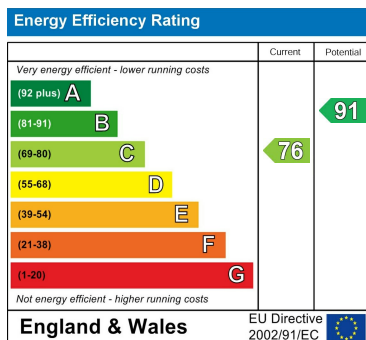


Total area: approx. 53.8 sq. metres (578.6 sq. feet)

Council Tax Band

B

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.