



House (EPC Rating: D)

**12 PLUMPTON AVENUE, BOBBLESTOCK,
HEREFORD, HR4 9TZ**

Per Month

£950 Per



2 Bedroom House located in Hereford

| Two Bedrooms | Kitchen | Living Room | Bathroom | Garden | Allocated Parking |
EPC Rating D | Council Tax Band B | Available For Occupation 24th June Subject
To Referencing |

Ground Floor

With double glazed doors opening into the

Entrance Porch

With tiled floor, ceiling light point, double glazed windows and upvc door into the

Lounge/Dining Room

With wood effect flooring, carpeted stairs leading up, large double glazed window to the front aspect, wall mounted electric heater, ceiling light point, wall mounted fuse box, dado rail and door leading into the

Kitchen

A modern fitted kitchen with white gloss matching wall and base units, ample work surface space, stainless steel sink and drainer unit, four ring induction hob with electric oven below, under counter space for washing machine and tumble dryer and space for a freestanding fridge/freezer, there is a double glazed window and door out to the rear garden.

First Floor Landing

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

Bedroom One

With fitted carpet, double glazed window to the front aspect, ceiling light point, wall mounted electric heater, airing cupboard housing the hot water cylinder and large built in wardrobe with double bi-folding doors.

Bedroom Two

With fitted carpet, ceiling light point, wall mounted electric heater, double glazed window to the rear aspect and loft hatch.

Bathroom

Three piece white suite comprising panelled bath with electric shower over and fully tiled surround, low flush w/c, wash hand basin with storage under and double glazed window.

Outside

To the rear there is a low maintenance south facing rear garden, laid to patio with an area of lawn, enclosed by fencing with useful rear access gate. The property benefits from two allocated parking spaces.

Directions

Proceed west out of Hereford along Whitecross Road, at the roundabout take the third exit onto Three Elms Road and take the right turning onto Sandown Drive, follow the road and turn right onto Kempton Avenue, take the second right turning onto Plumpton Avenue and the property is situated in the far right corner.

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.

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

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



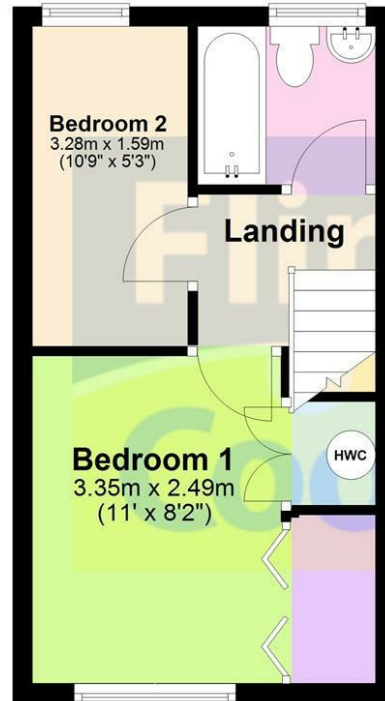
Ground Floor

Approx. 24.4 sq. metres (262.6 sq. feet)



First Floor

Approx. 23.4 sq. metres (252.0 sq. feet)

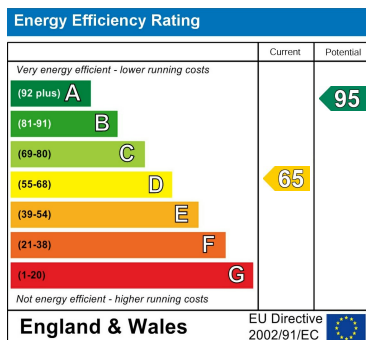


Total area: approx. 47.8 sq. metres (514.6 sq. feet)

Council Tax Band

B

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.