



House - Terraced (EPC Rating: C)

# 31 GLADSTONE DRIVE, HEREFORD, HR4 9YD

## £950 Per Calendar Month



# 2 Bedroom House - Terraced located in Hereford

\*Newly Fitted Kitchen | Newly Decorated Throughout | Newly Fitted Floorings Throughout\* | Two Bedrooms | Sitting Room | Kitchen | Bathroom | Front And Rear Gardens | EPC Rating C | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

## The Property

The entrance door opens into a reception area with door leading to sitting room and opening through to kitchen.

The kitchen is newly fitted offering a selection of base and wall mounted cabinets, stainless steel sink with mixer tap, space and plumbing for washing machine, space for cooker, worksurfaces, splashback wall tiling, wall mounted trip switches and window to front.

To the rear of the property is the sitting room with double glazed door leading out to the garden and double glazed window to rear. Having staircase rising to first floor landing, understairs storage, TV aerial, broadband connection and panel radiator.

Upstairs there are two bedrooms along with a bathroom. The bathroom offers a panel enclosed bath with a Triton shower over and shower curtain rail, pedestal wash hand basin with splashback wall tiling, mirror and wall mounted shave point, panel radiator and vinyl flooring.

To the rear of the property is an enclosed low maintenance garden with patio area, lawn and garden storage container.

## 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. 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

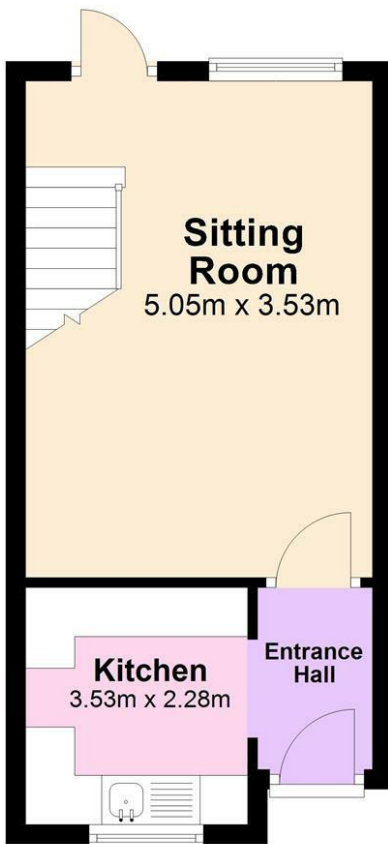
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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

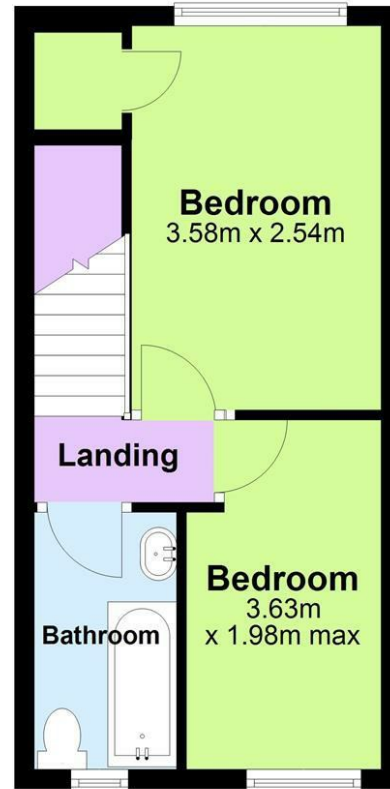
## Ground Floor

Approx. 23.0 sq. metres



## First Floor

Approx. 31.6 sq. metres

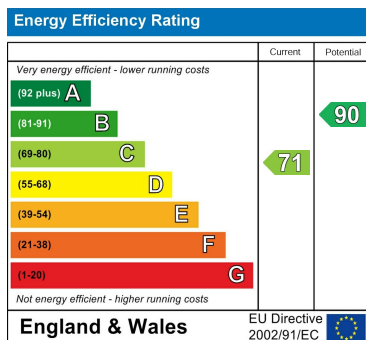


Total area: approx. 54.7 sq. metres

Council Tax Band

**B**

Energy Performance Graph



Call us on

**01432 355455**

[lettings@flintandcook.co.uk](mailto: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.

