

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Kyrle Street, Ross-on-wye, Herefordshire, HR9 7DB

£875 pcm

A well presented mid-terraced 2-bedroom house located in the centre of Ross-On-Wye. The property is comprised of a spacious entrance hallway, leading to the bathroom and two double bedrooms. The master bedroom benefits from large built-in wardrobes. The stairs lead to an open-plan kitchen / living space, as well as an additional toilet with plumbing to house a washing machine. The property also offers a generous roof terrace, perfect for those who enjoy the fresh air. Available in August.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

01531 634648

Ledbury Office
lettings@johngoodwin.co.uk
www.johngoodwin.co.uk
@JGoodwinFRICS



3-7 New Street, Ledbury, Herefordshire, HR8 2DX

Offices also at Malvern, Upton, Colwall, Ross-on-Wye Office & London



Deposit: £1,038.46

Furnishing: Unfurnished

Description

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Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Energy Performance Certificate

The EPC rating for this property is D (66).

Viewing



Options for British & Irish citizens are:



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By appointment to be made through the Agent's Ledbury Lettings Office (Tel: 01531 634648).

Holding Fee & Deposit

Before the tenancy starts (payable to John Goodwin 'the Agent')

Holding Deposit: 1 week's rent which equates to **£207.69**

This is to reserve a property. Please note: This will be withheld if any relevant person (including guarantors(s)) withdraw from

MISREPRESENTATION ACT, 1967

JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1.The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

2.All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3.No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.