



House - Terraced (EPC Rating: C)

55 HOLME LACY ROAD, HEREFORD, HR2 6DE
£900 Per Calendar Month



2 Bedroom House - Terraced located in Hereford

| Two Bedrooms | Terraced Property | Kitchen | Sitting Room | Conservatory | Driveway Parking | Enclosed Rear Gardens | EPC Rating C | Available For Immediate Occupation Subject To Referencing And Landlord's Consent |

The Property

From the front of the property, a door opens into an entrance porch having shelving and vinyl flooring with a further door opening into the hallway. Having staircase rising to first floor landing, wall mounted trip switches, panel radiator and door through to sitting room.

There is a double glazed window to front, fireplace with inset gas fire, broadband connection, TV aerial, panel radiator and wood effect laminate flooring.

The kitchen offers a selection of base and wall mounted cabinets, worksurfaces, sink, space and plumbing for washing machine, integrated cooker, 4 ring gas hob, extractor hood, splashback wall tiling, spotlighting, understairs cupboard and vinyl flooring.

To the rear of the property is a conservatory which is of upvc construction and has two panel radiators and double doors leading to the rear gardens.

Upstairs there are two bedrooms, both having built in storage and a shower room. The shower room has a closed coupled WC, wash handbasin, wall mounted cabinet, shower cubicle with sliding door, splashback wall tiling, wall mounted heated towel rail, panel radiator, vinyl flooring and window to rear.

Outside to the front of the property is a driveway providing off road parking and a gravelled area for ease of maintenance.

To the rear is an enclosed garden. The garden is of low maintenance.

Agent note. The landlord will be cutting the garden back before occupation.

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 £27,000.00. Should a guarantor be required to support an application, an income of £32,400.00 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water. Mains gas central heating.

Hereford County Council - Tax - Band B

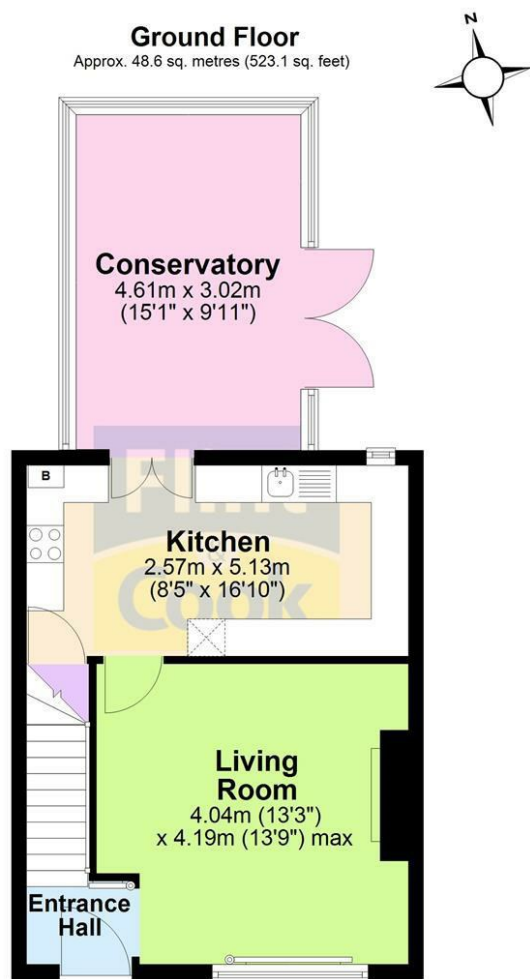
Broadband Connectivity - 8000Mbps Download. 8000Mbps Upload - Ultrafast - Source Ofcom

Viewings

In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.



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HEREFORDSHIRE, HR4 9AP

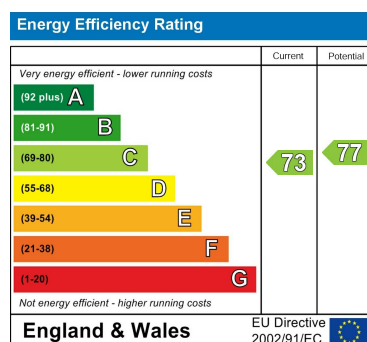


Total area: approx. 83.5 sq. metres (898.5 sq. feet)

Council Tax Band

B

Energy Performance Graph



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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.