



Flat (EPC Rating: C)

FLAT 2, 3 GRUNEISEN STREET, HEREFORD, HR4 0DX

Per Month

£700 Per



2 Bedroom Flat located in Hereford

2 Bedrooms | First floor flat | Close to City Centre | Living Room | Kitchen | Tax band A | Long Term Let Available Subject To Referencing And Landlords Consent | EPC C

The Property

The property is accessed via a rear passageway with external steps leading up to the entrance door on the first floor. The entrance door leads into the kitchen which is fitted with wall and base units, integrated oven with gas hob and extractor fan and window to side.

A door off the kitchen leads to the inner hall which has two store cupboards.

Off the inner hall there is a bathroom with panelled bath and shower attachment, WC, wash hand basin and window to side.

Spacious living room to the front with feature bay window and gas fire.

Bedroom 1 with window to rear and Bedroom 2 with window to front.

The property has the added benefit of gas central heating.

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 £22,500. Should a guarantor be required to support an application, an income of £27,000 would be required.

Services And Expenditure

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

Council Tax - Band A

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

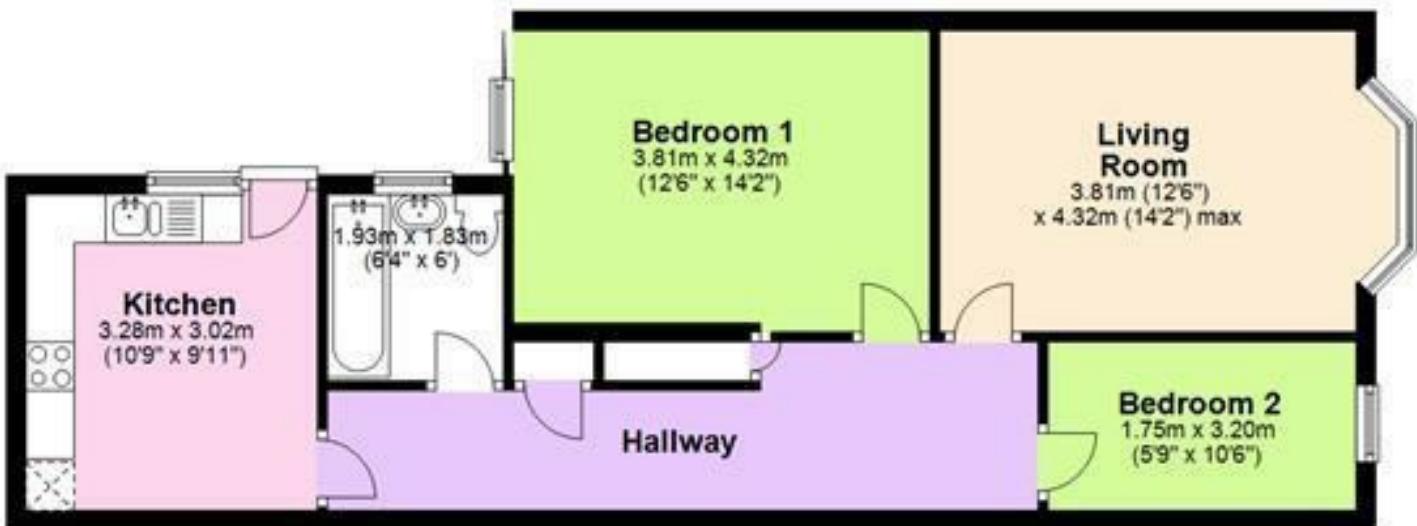
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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

First Floor

Approx. 3.0 sq. metres (32.4 sq. feet)

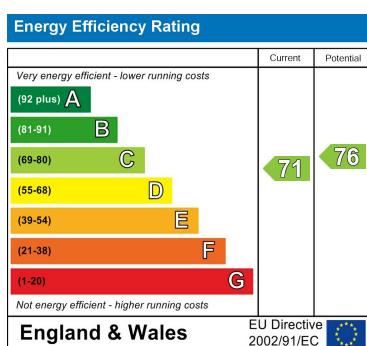


This plan is for illustrative purposes only
Plan produced using PlanUp

Council Tax Band

A

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.