



House (EPC Rating: D)

22 WALTON CLOSE, HEREFORD, HR2 6BJ

£1,100 Per Calendar Month



3 Bedroom House located in Hereford

Semi Detached Property | Well Presented Throughout And Newly Decorated | Three Bedrooms | Kitchen | Sitting Room | Bathroom | Front And Rear Low Maintenance Gardens | Garage | EPC Rating D | Available For Immediate Occupation Subject To Referencing |

The Property

To the front of the property is off road parking, along with a low maintenance lawned area, hedgerow and pathway leading to the side entrance door and rear of the property

The side door opens into the hallway with staircase rising to first floor landing, doors off, wooden flooring and panel radiator. A folding door leads through to kitchen with window to front, a selection of base and wall mounted cabinets, worksurfaces, a four ring gas hob with extractor over, integrated oven, recess area for upright fridge freezer, splashback wall tiling, Worcester boiler and a tiled floor.

To the rear the property is the sitting room with window to rear and sliding patio door leading out to the garden. Having telephone point, TV aerial and wooden flooring. Off the sitting room is a walk in understairs storage cupboard with direct access door into the garage. The garage has power and lighting along with plumbing for a washing machine.

Upstairs there are three bedrooms along with a bathroom having a pedestal wash hand basin with mono bloc tap, close couple WC, panel enclosed bath with shower over and splashback glass screen to side, extractor fan, airing cupboard and tiled flooring.

To the rear of the property is an enclosed low maintenance garden with panel fencing, gravelled area, lawn and patio. There was also a garden shed.

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 £33,000. Should a guarantor be required to support an application, an income of £39,600 would be required.

Services And Expenditure

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

Council Tax - Band C

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



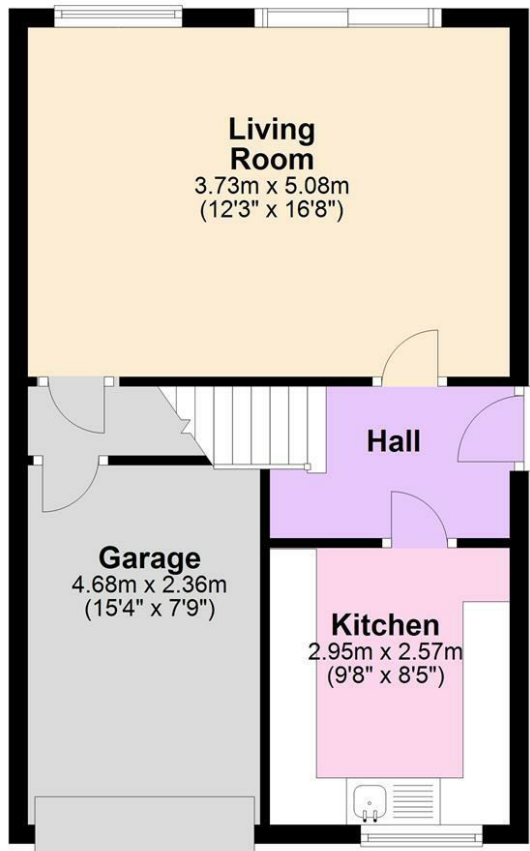
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Ground Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)

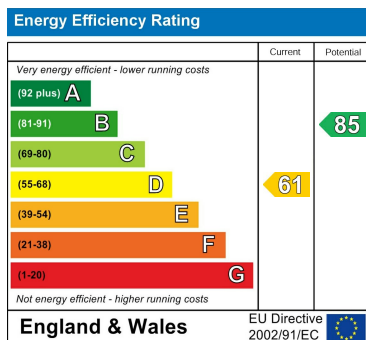


Total area: approx. 82.0 sq. metres (882.2 sq. feet)

Council Tax Band

C

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.