



House - Detached (EPC Rating: D)

32 LINGEN AVENUE, HEREFORD, HR1 1BY

£1,625 Per Calendar Month



4 Bedroom House - Detached located in Hereford

| Detached Property | Located Within A Mature Residential Area | Spacious And Well Presented | Four Bedrooms | Ensuite Facilities | Front and Rear Gardens | Driveway Parking | EPC Rating D | Long Term Let Available Subject To Referencing And Landlords Consent | Available End Of April 2026 |

The Property

Located within a mature residential area of Hereford this detached property offers generous accommodation.

To the front of the property is an enclosed low maintenance enclosed garden with driveway parking along with a single garage.

A storm porch leads through into an entrance hallway with with staircase off and door through to open plan kitchen/ diner. To the kitchen area there are a selection of cupboards, integrated oven, 4 ring hob, extractor fan and laminate flooring. To the dining area there is a feature wood burning stove, space for dining table and chairs and door leading out to the gardens. From the kitchen there is a direct access door to the garage along with utility area and downstairs WC. The sitting room offers the possibility of being dual use providing a seating area to front with wood burning stove and an office / study area to the rear with pleasant outlooks to the gardens.

Upstairs there are four bedrooms along with along with ensuite bathroom and separate shower room.

To the rear of the property is an enclosed garden with patio seating area, decking, lawn and flowerbeds.

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 £48,750. Should a guarantor be required to support an application, an income of £58,500 would be required.

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.

Services And Expenditure

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

Council Tax - Band E

Broadband Connectivity - 2000Mbps Download. 2000Mbps Upload - Ultrafast - Source Ofcom

Viewings

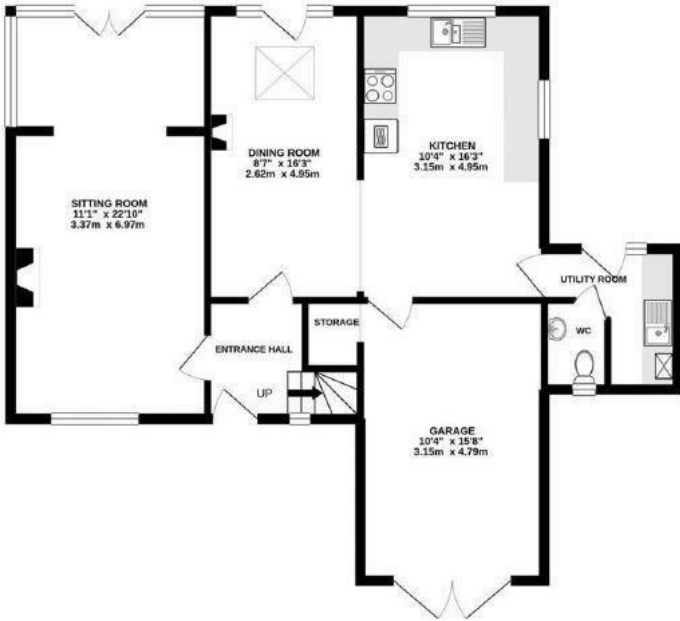
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



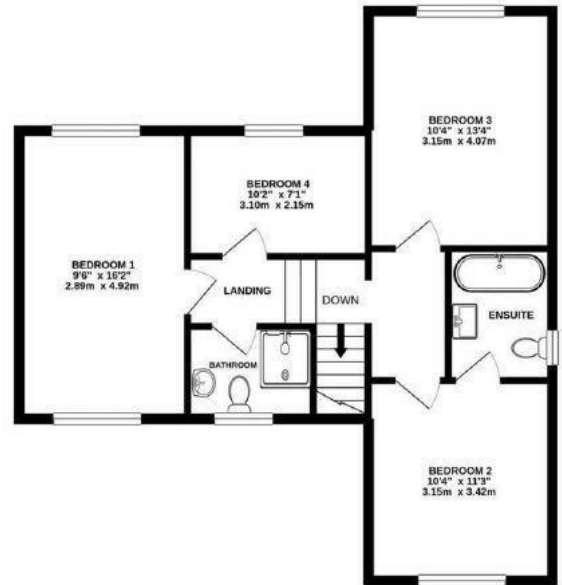


FLINT AND COOK HEREFORD LETTINGS | 22 BROAD STREET, HEREFORD,
HEREFORDSHIRE, HR4 9AP

GROUND FLOOR



1ST FLOOR



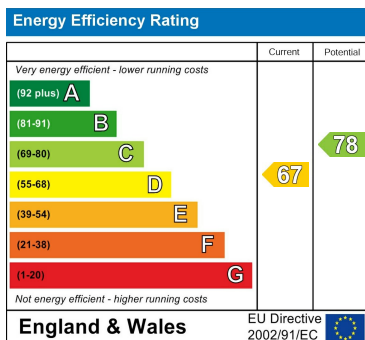
TOTAL FLOOR AREA : 1474 sq.ft. (136.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

E

Energy Performance Graph



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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.

