



House - Semi-Detached (EPC Rating: B)

**3 GATEKEEPER DRIVE, HOLMER, HEREFORD, HR4
9EH
£1,200 Per Calendar Month**



2 Bedroom House - Semi-Detached located in Hereford

* THIS PROPERTY IS NOW LET AGREED* Please Do Contact Our Office With Your Search Criteria And Our Team Will Be Happy To Advise Of Any Other Available Property *

The Property

A semi-detached property situated within the popular Bloor Home development in the North part of the city.

The front door opens into a hallway, with staircase rising to first floor landing, wall mounted panel radiator and vinyl flooring.

Off the hallway is the sitting room with window to front, understairs storage cupboard, central heating controls, panel radiator, telephone point, TV point and vinyl flooring.

The kitchen offers a selection of base and wall mounted cabinets, along with a 4 ring electric hob, integrated oven, fridge and freezer units and dishwasher. There is also a one and a half drainer sink, square edge worksurfaces, extractor fan over hob, spotlighting and panel radiator.

To the rear are double doors leading out to the gardens.

Off the kitchen is a utility area with wall mounted gas boiler, space on plumbing for washing machine and door to the downstairs WC.

Upstairs, there are two double bedrooms, ensuite to rear bedroom having shower room, wall mounted wash hand basin, WC, wall mounted heated towel rail, downlighters, extractor fan and vinyl flooring.

The bathroom offers a white suite to include panelling enclosed bath with mixer shower over and splashback glass screen to side, wall mounted wash hand basin, WC, heated towel rail, extractor fan, spotlighting, window to side and vinyl flooring.

To the rear the property is an enclosed garden of low

maintenance, which offers a gravel terraced area with steps leading down to a garden shed and lawn.

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 £36,000 Should a guarantor be required to support an application, an income of £43,200 would be required.

Services And Expenditure

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

Hereford County Council - Tax - Band C

Broadband Connectivity - 1800Mbps Download. 220Mbps 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



GROUND FLOOR

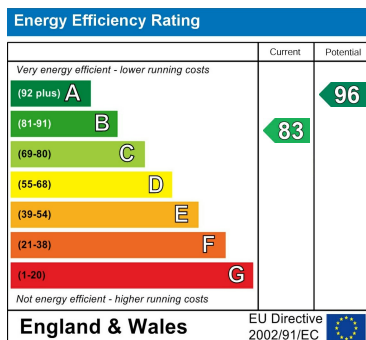


FIRST FLOOR

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.