



20 PROSPECT WALK, HEREFORD, HR1 1NY
£1,100 Per Calendar Month



3 Bedroom House - Terraced located in Hereford

| Terraced Property | Popular Residential Area | Three Bedrooms | Allocated Parking To The Rear | Kitchen | Sitting Room | Bathroom | Front And Rear Gardens | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

The Property

To the front of the property is an enclosed garden of low maintenance and being laid to gravel with a garden path, leading to the front door.

The front door opens into an entrance hall with staircase rising to 1st floor landing, wall mounted coat hooks, wall mounted central heating control, panel radiator and tiled flooring.

The sitting room has double glazed windows to front and rear, TV aerial, broadband point, two panel radiators and wood effect laminate flooring.

The kitchen offers a selection of base and wall mounted cabinets, sink, four ring gas hob with extractor over, integrated electric oven, space and plumbing for washing machine, wall mounted gas boiler, roll edge work surfaces, spotlighting, tiled flooring, double glazed door and window to rear.

Upstairs there are three bedrooms all having built in storage and a bathroom. The bathroom offers a WC, pedestal wash hand basin, panel enclosed bath with shower over and splashback glass screen to side, wall tiling, wall mounted heated towel, window to rear, extractor fan and wood effect laminate flooring.

To the rear of the property is allocated off road parking, along with an enclosed rear garden mainly laid to lawn along with a patio seating area and useful outside store.

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.

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 - All mains services to include electricity, gas and water.

Council Tax - Band B

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

Viewing

Strictly by appointment through the Agent, Flint & Cook, 01432 355455, option 2.



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

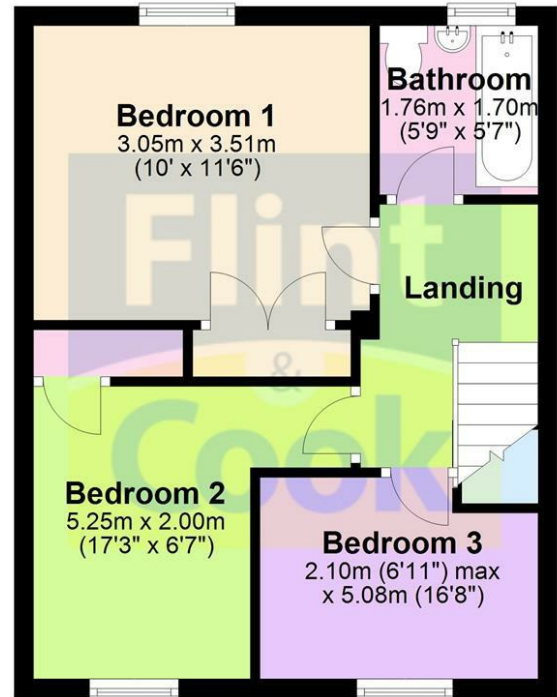
Ground Floor

Approx. 35.8 sq. metres (385.3 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



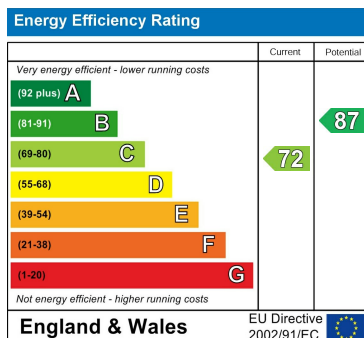
Total area: approx. 80.2 sq. metres (862.7 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

Council Tax Band

B

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.