



House - Terraced (EPC Rating: D)

22 ATTLEE CLOSE, HEREFORD, HR4 9YG

£950 Per Calendar Month



2 Bedroom House - Terraced located in Hereford

Newly Fitted Kitchen | Newly Decorated Throughout | New Floor Coverings Throughout | Two Bedrooms | Sitting Room | Bathroom | Allocated Parking | Front And Rear Gardens | EPC Rating D | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

The Property

To the front of the property is off road parking along with patio area. The front door opens into a reception porch with wall mounted trip switches, telephone point, spotlighting and wood effect laminate flooring.

Door through to sitting room with staircase rising to first floor landing, having space for furnishings, wall mounted panel radiator, TV point, wall mounted central heating controls, spotlighting and wood effect laminate flooring.

To the rear of the property is the kitchen offering a selection of base and wall mounted cabinets, sink, 4 ring electric cooker, integrated oven, extractor fan, square edge worksurfaces, spotlighting, space and plumbing for washing machine, compact breakfast bar, wall mounted panel radiator and wood effect laminate flooring. Having double glazed window and door to rear leading to the garden.

Upstairs, there are two bedrooms and bathroom. To the main bedroom there is a storage cupboard housing the boiler along useful wooden shelves.

The bathroom offers, WC, panel enclosed bath with shower over and splashback screen to side, pedestal wash hand basin, wall mounted bathroom cabinet, wall mounted heated towel rail, splashback wall tiling, extractor fan and wood effect laminate flooring.

To the rear of the property is an enclosed garden with garden storage shed, patio and gravelled border.

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 £28,500. Should a guarantor be required to support an application, an income of £34,200 would be required.

Services And Expenditure

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

Council Tax - Band B

Broadband Connectivity - 6000Mbps Download. 6000Mbps 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

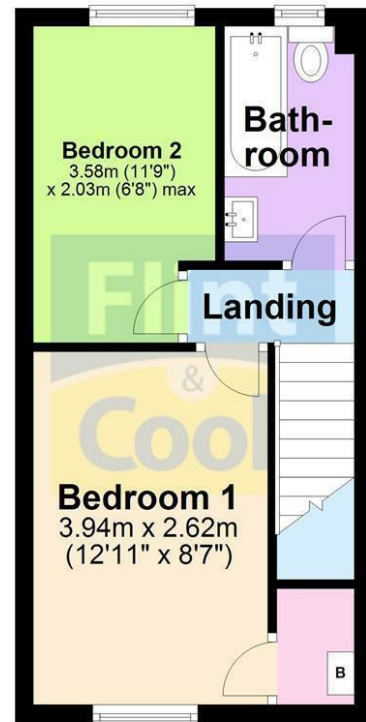
Ground Floor

Approx. 28.4 sq. metres (305.9 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.6 sq. feet)

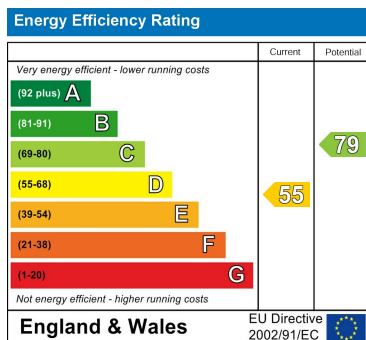


Total area: approx. 55.6 sq. metres (598.5 sq. feet)

Council Tax Band

B

Energy Performance Graph



Call us on

01432 355455

lettings@flintandcook.co.uk

<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.