



House - Terraced (EPC Rating: D)

9 THIRSK AVENUE, HEREFORD, HR4 9UE

Per Calendar Month

£895 Per



2 Bedroom House - Terraced located in Hereford

| Terraced Property | Two Bedrooms | Kitchen | Bathroom | Enclosed Rear Gardens With Garden Shed | Driveway Parking With An Additional Allocated Space | EPC Rating D | Long Term Let Available Subject To Referencing |

The Property

The entrance door opens into a sitting room with staircase rising to first floor, window to front, broadband connection, TV aerial, space for furnishings and wall mounted electric heater.

The kitchen offers a selection of base and wall mounted cabinets, sink, space and plumbing for washing, square edge worksurfaces, integrated oven, 4 ring electric hob with extractor fan over, splashback wall tiling, recessed area for fridge freezer and vinyl flooring. There is a window to rear and door leading out to the gardens.

Upstairs there are two bedrooms and a bathroom. The bathroom offers a white suite to include WC, pedestal wash hand basin, panel enclosed bath with shower over and splashback shower curtain to side, splashback wall tiling, wall mounted heated towel rail, enclosed light and vinyl flooring.

Outside there is an enclosed rear garden with a patio seating area, lawn, hedging, garden shed, and access gate to rear.

To the front of the property is off road private parking along with an additional parking a short distance away in the communal car park.

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 £26,850.. Should a guarantor be required to support an application, an income of £32,200 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water. Electric heating.

Hereford County Council - Tax - Band B

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

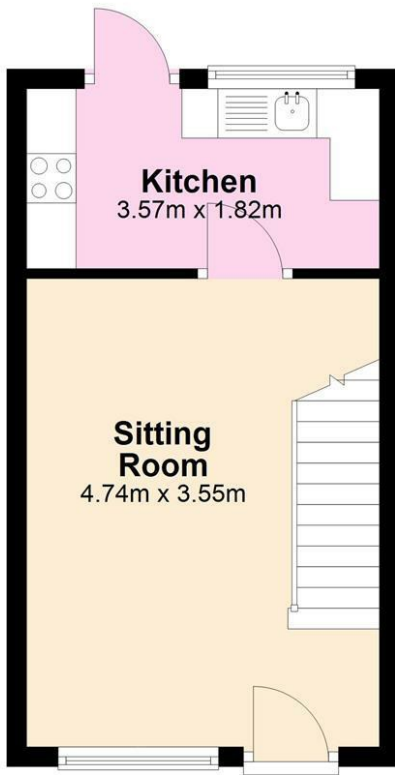
In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.



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

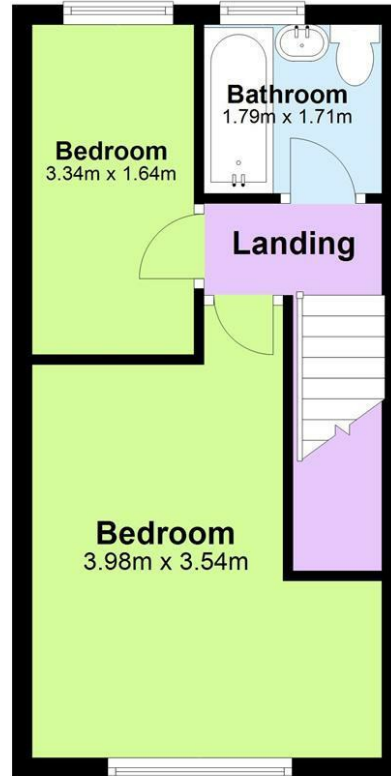
Ground Floor

Approx. 23.7 sq. metres



First Floor

Approx. 26.2 sq. metres

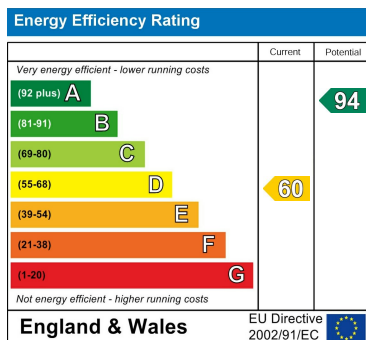


Total area: approx. 49.9 sq. metres

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.

