



House (EPC Rating: E)

9 BROOKSIDE, CANON PYON, HEREFORD, HR4 8NY

Per Calendar Month

£1,150 Per



3 Bedroom House located in Hereford

| Popular Village Location | Semi Detached Property | Three Bedrooms | Kitchen | Sitting Room | Front And Rear Gardens | Countryside Views To The Rear | Off Road Parking For One Vehicle | EPC Rating E | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

Spacious Reception Hall

Entered through partially double glazed entrance doors and with night storage heater, stairs to the first floor, understairs storage area, laminate flooring and door to the

Lounge

With laminate flooring, night storage heater and double glazed window to the front aspect.

Kitchen/Dining Room

With a single drainer sink, a range of wall and base cupboards, ample work surfaces with splashbacks, space for appliances, double glazed windows to the rear and side, double glazed door to the rear garden, night storage heater and space for a dining table.

First Floor Landing

With access hatch to the loft space, night storage heater and doors to

Bedroom 1

With fitted carpet, night storage heater, double glazed window to the front aspect and a built in airing cupboard.

Bedroom 2

With fitted carpet, night storage heater and a double glazed window to the rear enjoying a fine view across the surrounding fields and countryside.

Bedroom 3

With fitted carpet, night storage heater and double glazed window to the front aspect.

Bathroom

Fitted with a suite comprising bath with hand grips and shower over, pedestal wash hand basin, low flush WC and 2 double glazed windows.

Outside

To the front of the property there is lawned garden and a paved pathway leading to the front entrance door. To the rear, the garden has been paved for ease of maintenance and has views across surrounding countryside. There is also side gated access and useful outside storage shed.

Directions

Proceed northwest out of Hereford along Three Elms Road, continue over the traffic lights and on to the A4110 . On entering the village of Canon Pyon go past the shop on your left and the turning into Brookside is approximately 200 yards on the right hand side.

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 £34,500. Should a guarantor be required to support an application, an income of £41,400 would be required.

Services And Expenditure

Services - Mains water, electricity, drainage are connected. Night storage heating.

Hereford County Council - Tax - Band B

Broadband Connectivity - 1000Mbps Download.
1000Mbps Upload - Ultrafast - Source Ofcom

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. 35.3 sq. metres (379.7 sq. feet)



First Floor
Approx. 35.3 sq. metres (379.7 sq. feet)

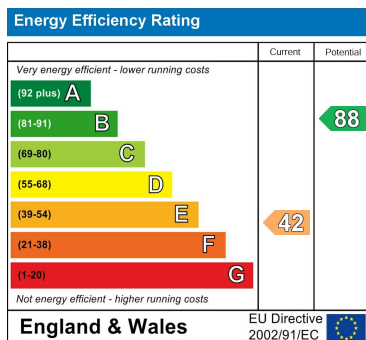


Total area: approx. 70.6 sq. metres (759.4 sq. feet)

Council Tax Band

B

Energy Performance Graph



Call us on

01432 355455

lettings@flintandcook.co.uk

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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.