



House - Semi-Detached (EPC Rating: D)

2 BATH VILLAS BATH STREET, HEREFORD, HR1 2HJ

£1,100 Per Calendar Month



3 Bedroom House - Semi-Detached located in Hereford

| Two Reception Rooms And All Bedrooms | Three Bedrooms | Two Reception Rooms | Kitchen With Electric Hob, Oven, Fridge/Freezer And Washing Machine | Ground Floor Bathroom | Enclosed Rear Garden With Seating Area, Lawn, Decked Are And Gated Side Access | EPC Rating D | Available For Occupation Mid/Late September 2026 | Subject To Referencing And Landlords Consent |

The Property

To the front of the property the entrance door opens into a porch having wall mounted coat hooks, double glazing and tiled flooring.

Door through to sitting room with double glazed windows to front, recessed shelving, an electric fire with wooden surround, panel radiator, broadband connection and TV aerial.

A door off the sitting room provides access to the cellar.

From the sitting room a door opens into the dining room with window to rear, door opening leading to the staircase rising to first floor landing, TV aerial, and a panel radiator.

The kitchen offers a selection of base and wall mounted cabinets, a 4-ring electric hob, integrated electric oven, stainless steel, single rain and sink roll edge worksurfaces, fridge/freezer, washing machine, extractor fan and vinyl flooring.

To the rear of the property is the bathroom and offers a pedestal wash hand basin with storage below, panel enclosed bath with shower over and splashback shower curtain rail, WC, extractor fan, panel radiator and tiled floor.

Upstairs, there are three bedrooms.

Outside to the rear of the property is an enclosed garden with lawn, patio seating area and decked area. There is also gated access to the side of the property.

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.

Services And Expenditure

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

Hereford County Council - Tax - Band C

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. 53.6 sq. metres (577.1 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.1 sq. feet)

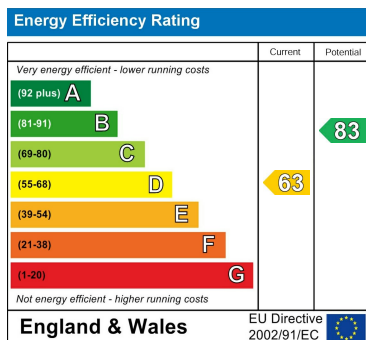


Total area: approx. 95.8 sq. metres (1031.2 sq. feet)

Council Tax Band

C

Energy Performance Graph



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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.