



House (EPC Rating: E)

2 BRIGHTON GROVE, HEREFORD, HR4 9TS

£750 Per Calendar Month



1 Bedroom House located in Hereford

| Newly Fitted Carpets / Paintwork | End Of Terrace Property | One Double Bedroom With Built In Wardrobes | Kitchen With Electric Cooker And Fridge Freezer | Sitting Room | Courtyard Front Garden | EPC Rating E | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

The Property

From the front of the property, the entrance door opens into a sitting room with window to front, staircase rising to first floor landing, wall mounted electric panel heater, TV aerial, telephone point and ceiling coving.

The kitchen offers a selection of base and wall mounted cabinets, roll edge worksurfaces, stainless steel sink, splashback wall tiling, useful understairs storage cupboard, electric cooker with four ring hob and double oven, undercounter fridge freezer unit, downlighters and tiled flooring.

Upstairs, there is a double bedroom with built-in wardrobe having hanging rail and shelving, cupboard housing hot water tank, wall mounted electric panel heater, window to front, downlighters and access to loft space.

The bathroom offers a pedestal wash hand basin with separate hot and cold taps, panel enclosed bath with shower over and splashback glass screen, WC, wall tiling, laminate flooring and window to front.

Outside there is a courtyard style garden with gravelled area, patio, slabs and useful outside storage cupboard housing the property's trip switches.

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 £22,500. Should a guarantor be required to support an application, an income of £27,000 would be required.

Property Redress Scheme & Client Money Protection

Flint And Cook Ltd belong to the Property Redress Scheme. The PRS contact information is as follows The Property Redress Scheme (PRS) Premiere House 1st Floor Elstree Way Borehamwood, Hertfordshire, WD6 1JH. Telephone Number 0333 321 9418 E: info@theprs.co.uk Our scheme number is PRS013108.

Flint And Cook are members of Propertymark and our Client Money Protection is authorised and provided by them.

Services And Expenditure

Services

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

Hereford County Council
Tax - Band A

Broadband Connectivity Guide For The Postcode Area
- Source - Ofcom
8000Mbps Download. 8000Mbps Upload - Ultrafast

Mobile Phone Coverage Guide For The Postcode Area
- Source Ofcom

EE - Good outdoor and variable in home. 80% are able to make a video call /stream.

Three - Good outdoor and variable in home. 72% are able to make a video call /stream.

O2 - Good outdoor and in home. 72% are able to make a video call /stream.

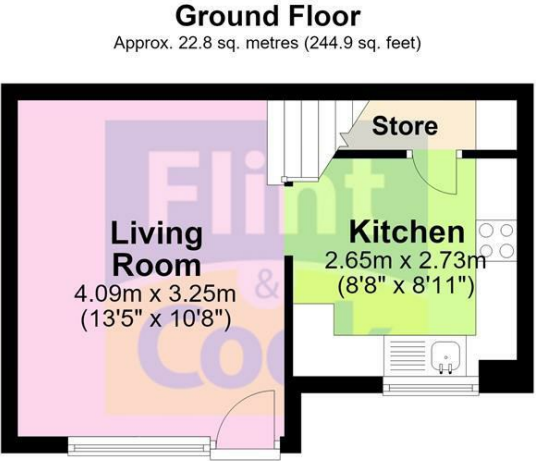
Vodafone -Good outdoor and in home. 77% are able to make a video call /stream.

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.



Total area: approx. 43.1 sq. metres (464.3 sq. feet)

Ground Floor

Approx. 22.8 sq. metres (244.9 sq. feet)



First Floor

Approx. 20.4 sq. metres (219.4 sq. feet)

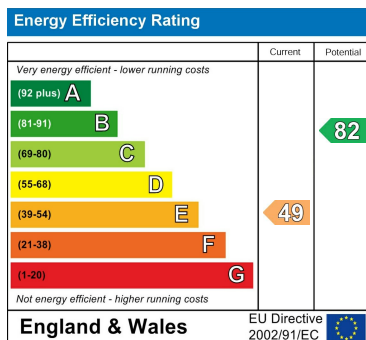


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Council Tax Band

A

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.