





House - Terraced (EPC Rating: C)

3 WALLIS CORNER FRIARS STREET, HEREFORD, HR4 0BP

£800 Per Calendar Month

Flint & Cook

1 1 1 C

1 Bedroom House - Terraced located in Hereford

| Terraced Property Set Within Easy Reach Of The City Centre | One Bedroom | Open Plan Sitting Room / Kitchen | Bathroom | Enclosed Courtyard To The Front | Mains Gas Central Heating | Integrated Fridge And Washing Machine | EPC Rating C |

Door to

Kitchen/Dining/Living Room
Kitchen Area
Fitted with wall mounted units with work surfaces and tiled splashbacks, sink ,breakfast bar, built in electric oven, 4 ring gas hob and extractor hood, built in washing machine and a built in refrigerator.

Living Area
With laminate flooring, window to the front, radiator, under stairs store cupboard and central heating thermostat.

Downstairs Cloakroom
With WC and wash hand basin,

A staircase leads from the living area to the

Bedroom
With a radiator and window to the front.

Bathroom
With a white suite comprising a bath with mixer tap and shower attachment, wash hand basin WC, ladder style radiator, extractor fan, cupboard housing the gas fired central heating boiler and a storage cupboard.

Outside
To the front of the property is a small paved courtyard and a bin storage shed at the end of the terrace.

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 £24,000. Should a guarantor be required to support an application, an income of £28,800 would be required.

Services And Expenditure
Services
Mains water, electricity, drainage and gas are connected. Gas-fired 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
Please see media gallery (last entry).

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.

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.

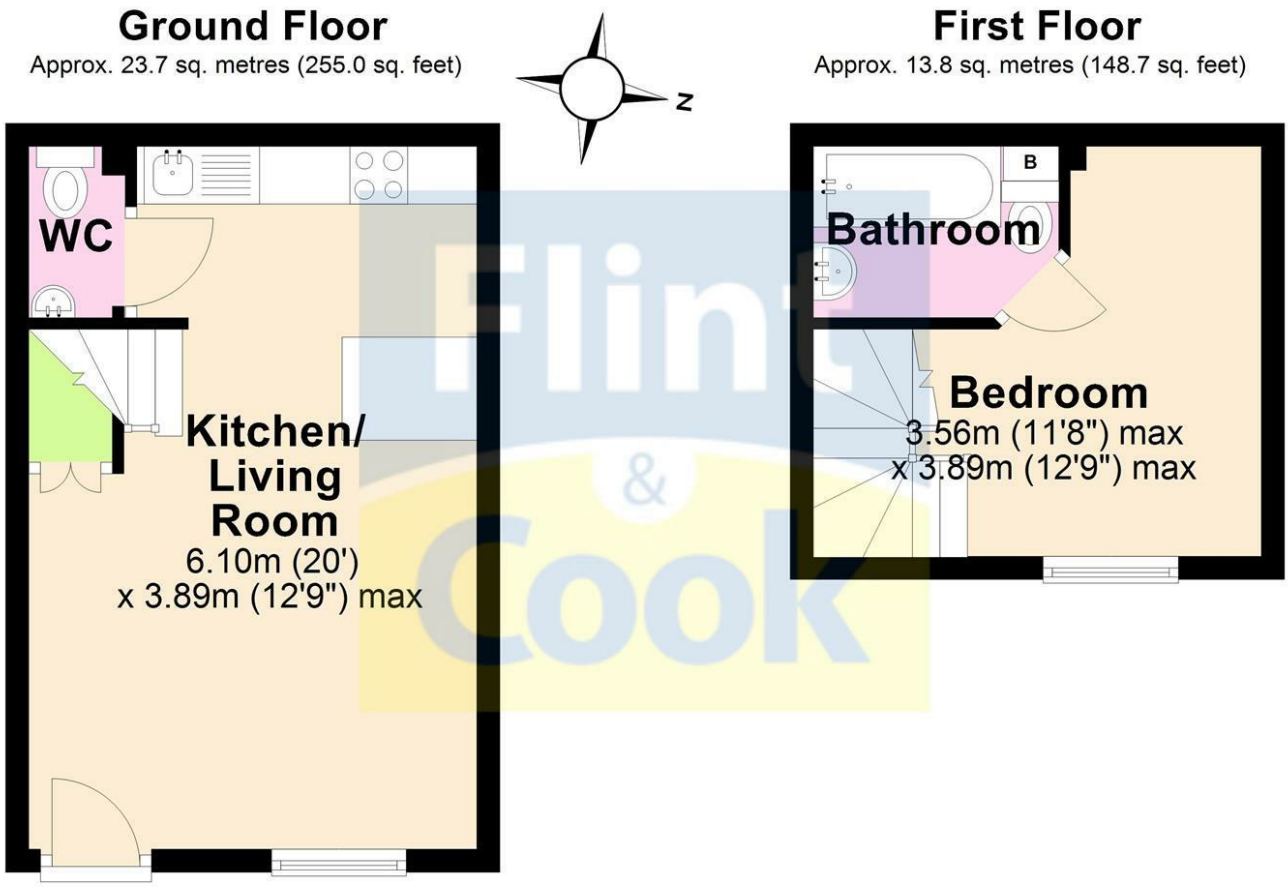
Flint And Cook are members of Propertymark and our Client Money Protection is authorised and provided by them.

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







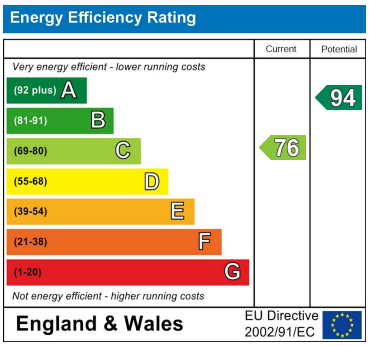


Total area: approx. 37.5 sq. metres (403.7 sq. feet)

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.