



Maisonette (EPC Rating: )

**31A COLLEGE GREEN, HEREFORD, HR1  
1HW**

**£1,375 Per Calendar Month**



# 4 Bedroom Maisonette located in Hereford

| Maisonette Property | Set Within A Popular Residential Area | Four Bedrooms | Kitchen / Sitting Room Area | Bathroom | Courtyard Area | Council Tax Band A | EPC - TBC | Available For Occupation From Mid- May Subject To Referencing And Landlords Consents |

## The Property

As you come through the courtyard the door opens into an entrance hall. There is a W/C and Utility area with stairs leading to the first floor landing with two storage cupboards and onto bedroom 1. Also off the landing is the kitchen / living room area and stairs up to the second floor landing where the further 3 bedrooms are and the family bathroom.

## 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 £41,250. Should a guarantor be required to support an application, an income of £49,500 would be required.

## Services And Expenditure

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

Hereford County Council - Tax - Band A

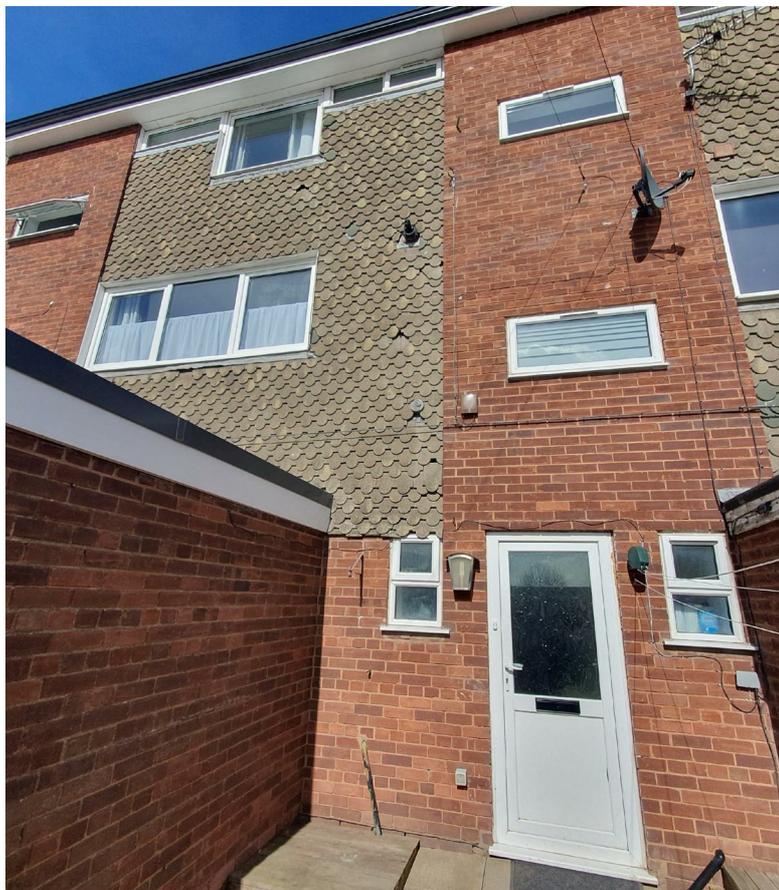
Broadband Connectivity - 8000Mbps Download.  
8000Mbps Upload - Ultrafast - Source Ofcom

## 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.

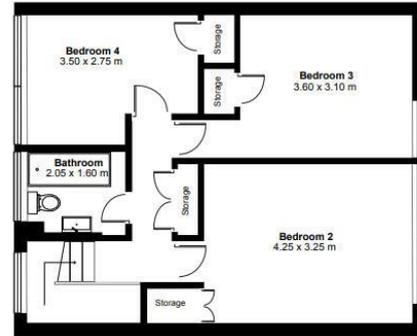
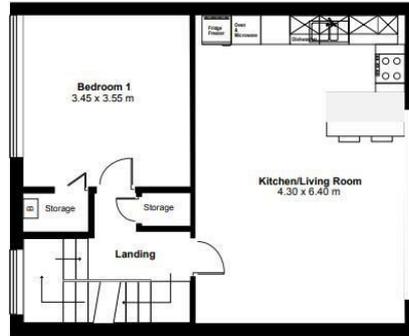
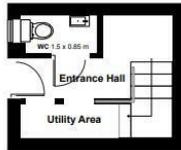
## Viewings

Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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

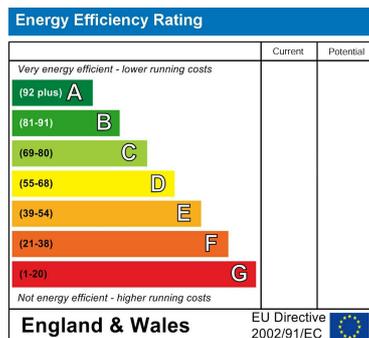
Total area 103 m<sup>2</sup>



Council Tax Band

**A**

Energy Performance Graph



Call us on

**01432 355455**

[lettings@flintandcook.co.uk](mailto:lettings@flintandcook.co.uk)

<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.