



House - Terraced (EPC Rating: C)

**7 HAYDOCK AVENUE, HEREFORD, HR4  
9LZ**

**£850 Per Calendar Month**



# 2 Bedroom Property Located In Hereford

| Terraced Property | Two Bedrooms | Kitchen | Sitting Room | Bathroom | Front And Rear Gardens | Garage | Available For Immediate Occupation Subject To Referencing And Landlords Consent | EPC Rating C |

## The Property

A terraced property set within the Bobblestock area of the city with 1 accommodation to include entrance hallway, sitting room, kitchen, two bedrooms and bathroom. To the front of the property are low maintenance gardens and to the rear is an enclosed low maintenance garden with AstroTurf grass, a raised gravel seating area and patio. To the end of the garden is a garage providing additional storage.

From the entrance, a door opens into the hallway. Having staircase rising to first floor landing, wall mounted trip switches, broadband point, wall mounted central heating controls, panel radiator and laminate flooring.

Doorway through to kitchen which offers a selection of base and wall mounted cabinets along with roll edge worksurfaces, a 4 ring electric hob with extractor over, integrated oven, sink, space and plumbing for washing machine, recessed area for fridge/freezer unit, spotlighting and laminate flooring.

The sitting room has a uPVC double glazed door to rear leading out to the garden. Having TV points and aerials, two wall mounted panel radiators and space for furnishings.

Upstairs, there are two bedrooms and a bathroom having WC, wash hand basin, panel enclosed bath with shower over and vinyl flooring.

## 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 £25,500. Should a guarantor be required to support an application, an income of £30,600 would be required.

## Services And Expenditure

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

Council Tax - Band C

Broadband Connectivity - 123Mbps Download. 123Mbps 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

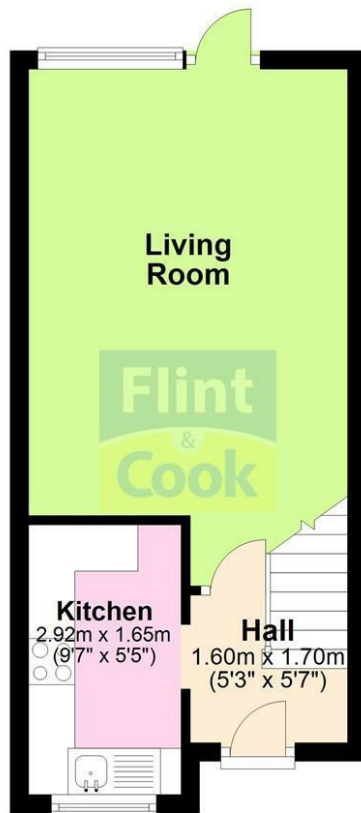
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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

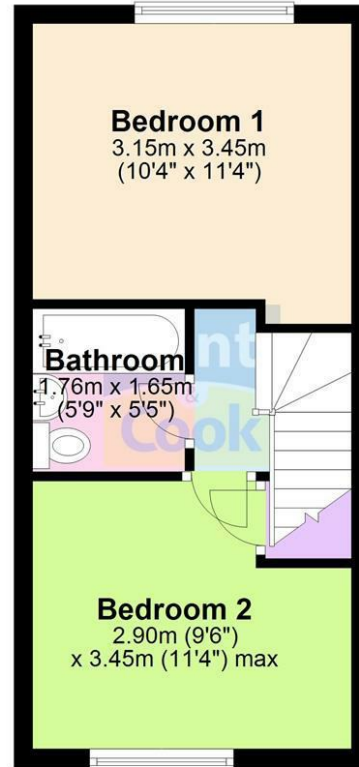
## Ground Floor

Approx. 26.0 sq. metres (280.2 sq. feet)



## First Floor

Approx. 27.0 sq. metres (290.6 sq. feet)



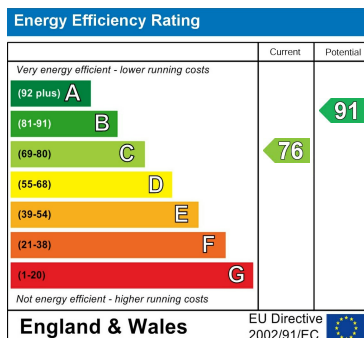
Total area: approx. 53.0 sq. metres (570.8 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

Council Tax Band

**B**

Energy Performance Graph



Call us on

**01432 355455**

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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.