



House (EPC Rating: C)

15 VICTORIA ROAD, KINGTON, HR5 3BX

£1,800 Per Calendar Month



4 Bedroom House located in Kington

Substantial Victorian Property | Breakfast Kitchen With Integrated Appliances And Utility Room | Four/Five Bedrooms | Private Bathroom And Dressing Room To The Main Bedroom | House Shower Room | Detached Annexe Suitable For Home Working Or Additional Accommodation Space | Low Maintenance Gardens Along With Driveway Parking And Gated Access | EPC Rating C |

The Property

The front door opens into the reception hallway with staircase rising to first floor landing, wall mounted coat hooks, wall mounted central heating controls, wall mounted panel radiator, doors off and timber flooring.

Sitting room has a bay window to front with views out to the garden and town along with feature gas fireplace, wall mounted TV mount, TV aerials, panel radiator, coving and lighting.

The breakfast kitchen offers a spacious area to dine with window to side, timber flooring, boiler cupboard and panel radiator

The kitchen offers a generous selection of base and wall mounted cabinets, along with integrated appliances to include fridge, wine cooler, dishwasher, two separate ovens and a microwave. There is also a sink with drainer, square edge worksurfaces, stainless steel extractor fan, splashback wall tiling, spotlighting and tiled floor.

Off the kitchen is a rear reception room which could be utilised as a further bedroom or study. Having a selection of double glazed windows, underfloor heating, vinyl flooring and double doors leading out to the gardens.

There is also a utility room with base and wall mounted cabinet, worksurfaces, sink with drainer, space and plumbing for washing machine and tumble dryer, downlighters, splashback wall tiling and a tiled floor. There is also a useful double cupboard providing extensive storage.

To the rear of the utility room is a guest WC, with vanity style unit having inset basin, panel radiator and a tiled flooring.

Upstairs, there are four bedrooms with the main rear bedroom having a dressing room, built in wardrobes and private bathroom. The bathroom offers a vanity style unit with inset basin, WC, panel enclosed bath, shower cubicle, wall mounted heated towel rail, floor and wall tiling, downlighters and extractor fan.

There is a house shower room with WC, shower cubicle, vanity style unit with inset basin and cupboard below, wall mounted mirror, wall mounted heated towel rail, extractor fan and tiled flooring.

Outside there is a driveway to the front providing private off road parking and lawn area with further parking available beyond the property's gate. There is also a further enclosed front lawn, lockable storage areas and detached annexe suitable for working from home or further accommodation.

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 £54,000. Should a guarantor be required to support an application, an income of £64,800 would be required.

Services And Expenditure

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

Council Tax - Band D

Broadband Connectivity - 900Mbps Download. 900Mbps 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.

Agents Note RE Viewing Requests / GDPR Consent

Please Note - The agents are only acting in a marketing capacity for this listing. By submitting an enquiry for the property as an applicant/viewing request you are consenting for your contact details to be passed onto the landlord in order to make contact direct.

Viewings

Viewings are conducted and organised by the landlord for this listing.



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HEREFORDSHIRE, HR4 9AP



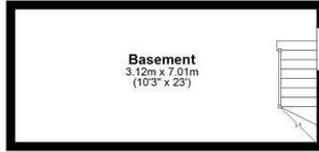
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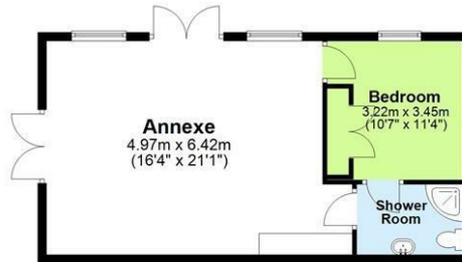
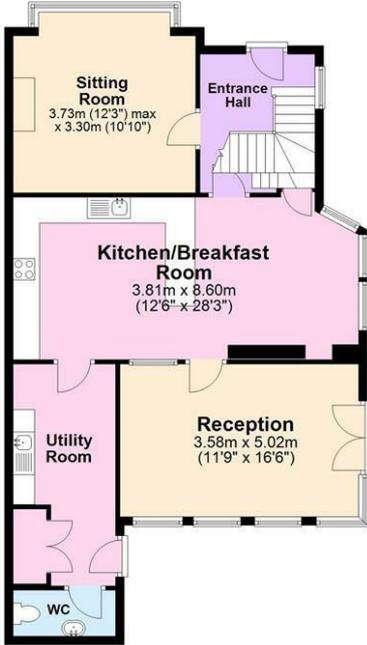
Basement

Approx. 21.8 sq. metres (235.1 sq. feet)



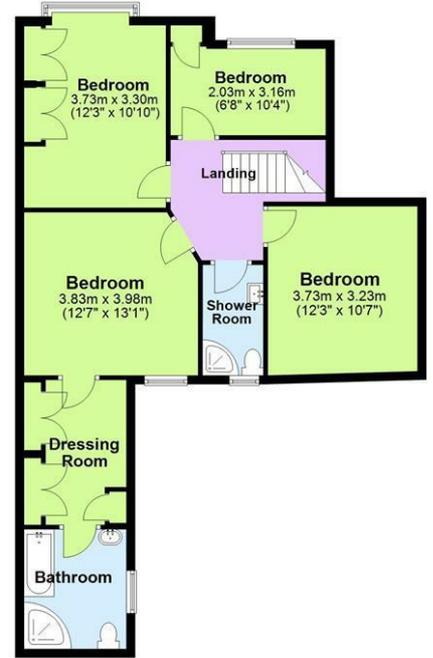
Ground Floor

Approx. 138.8 sq. metres (1494.0 sq. feet)



First Floor

Approx. 79.8 sq. metres (859.4 sq. feet)

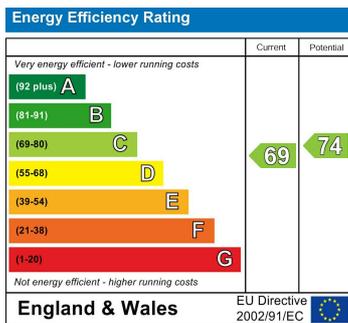


Total area: approx. 240.5 sq. metres (2588.5 sq. feet)

Council Tax Band

D

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.

