



Maisonette (EPC Rating: C)

26 DABINETT AVENUE, HEREFORD, HR4 9XG
£750 Per Calendar Month



1 Bedroom Maisonette located in Hereford

| A Modern Maisonette | Well Presented throughout | Open Plan Kitchen / Living Accommodation | One Bedroom | One Double Bedroom | Gardens And A Further Private Garden A Few Steps Away! | Allocated Parking | Available From Occupation Mid January 2026 | Viewings Available From January 5th 2026 | EPC TBC |

The Property

A duplex apartment set within a popular residential area of the city, having open plan, kitchen dining/sitting room, one double bedroom and bathroom. There is allocated off road parking along with an enclosed garden, a few steps away from the property.

From entrance, a door opens into the open plan kitchen dining/ sitting room with a selection of Upvc double glazed windows to side and front. The kitchen area offers a selection of base and wall mounted modern high gloss cabinets, sink, space for electric cooker, space and plumbing for washing machine and space for under counter fridge freezer unit. There is also a useful understairs recessed storage space. To the dining/ sitting room there are two wall mounted panel radiators, wall mounted shelving, telephone point, TV aerial and wood effect laminate flooring throughout.

Upstairs, there is a double bedroom with built-in storage cupboard along with a bathroom. The bathroom offers a WC, wash hand basin, panel enclosed bath with shower over and tiled flooring.

The enclosed garden area is a few steps away from the property and is mainly laid to lawn along with having a garden shed.

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.

Services And Expenditure

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

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

Ground Floor

Approx. 19.4 sq. metres (208.9 sq. feet)



First Floor

Approx. 19.4 sq. metres (208.9 sq. feet)

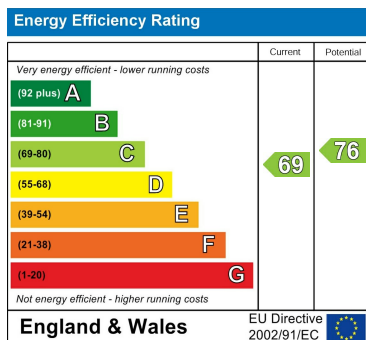


Total area: approx. 38.8 sq. metres (417.9 sq. feet)

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.