



House - Semi-Detached (EPC Rating: D)

20 ROSEMARY GARDENS, HEREFORD, HR1 1UR
£1,395 Per Calendar Month



4 Bedroom House - Semi-Detached located in Hereford

*** THIS PROPERTY IS NOW LET AGREED* Please Do Contact Our Office With Your Search Criteria And Our Team Will Be Happy To Advise Of Any Other Available Property ***



The Property

An extended semi detached property situated within a popular residential area of Hereford. Having accommodation to include front and rear gardens, entrance hallway, sitting area, dining area, kitchen with integrated appliances, three/four bedrooms, separate shower room with WC and bathroom. The property benefits from private off road parking, an integral garage providing additional storage and low maintenance front and rear gardens.

The front door opens into an entrance porch with wall mounted coat hooks and vinyl flooring with an inner door opening into the hallway.

The entrance hall has staircase rising to first floor landing, telephone point, panel radiator, useful storage space under the staircase and vinyl flooring.

Door through to sitting room with uPVC double glazed windows to front, TV aerial, space for three piece suite and panel radiator.

Off the sitting room is the dining area with double patio doors to rear leading to the gardens, space for table and chairs and panel radiator.

The kitchen is located to the rear of the property with windows to side and rear and door to side leading out. The kitchen offers a selection of base and wall mounted cabinets, sink, a 4 ring hob with extractor hood over, integrated oven, integrated fridge, integrated freezer, freestanding washing machine, work surfaces, splashback wall tiling, panel radiator and tiled flooring.

Upstairs, there are three/four bedrooms, along with a separate shower room and bathroom.

The bathroom offers a WC, vanity unit with inset sink and storage below, panel enclosed bath with shower over and splashback screen to side, wall tiling, wall mounted mirror front cabinet, heated towel rail, downlighters and laminate flooring.

The shower room has a window to rear along with a



close couple WC, sink with storage below, shower cubicle, wall mounted mirror with LED lighting, wall mounted heated towel rail, splashback wall tiling and tiled floor.

Outside to the front of the property is a private driveway providing parking for two vehicles and a gravelled area for ease of maintenance.

To the rear of the property is an enclosed garden with patio seating area, decked area, border flowerbeds, lawn and garden shed.

The property also benefits from having an integral garage with up and over door to front and rear providing additional storage.

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 £41,850.00. Should a guarantor be required to support an application, an income of £50,220.00 would be required.

Services And Expenditure

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

Hereford County Council - Tax - Band C

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

Tenancy Information And Permitted Payments

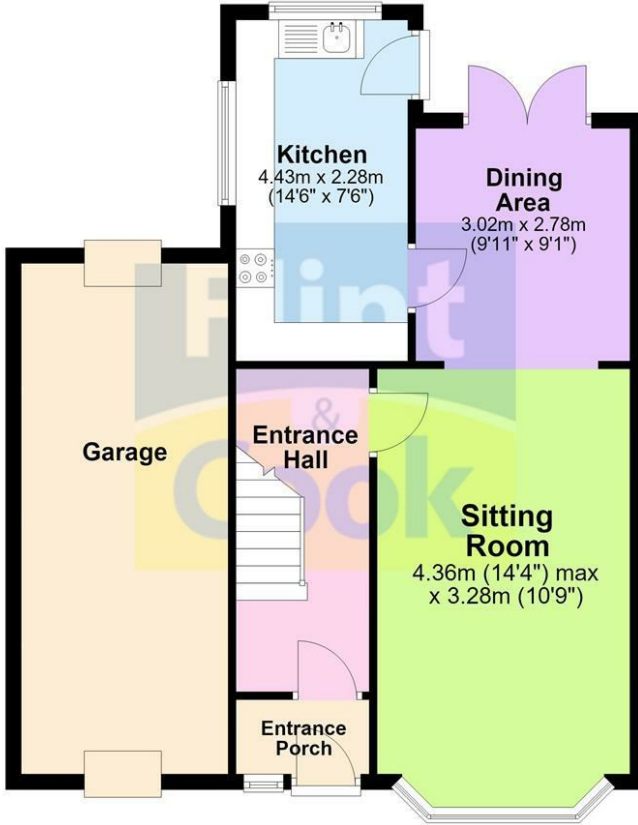
For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

Viewings

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

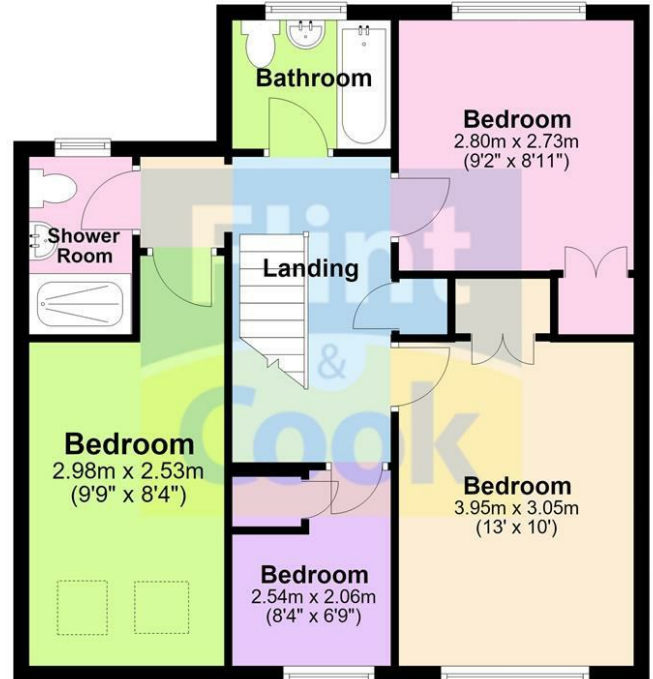
Ground Floor

Approx. 62.3 sq. metres (671.0 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.0 sq. feet)

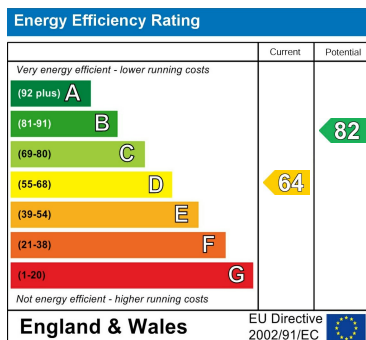


Total area: approx. 119.0 sq. metres (1281.0 sq. feet)

Council Tax Band

C

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.

