



House - Terraced (EPC Rating: D)

**14 WITHYBROOK CLOSE, HEREFORD, HR2  
6RD**

**£895 Per Calendar**



# 2 Bedroom House - Terraced located in Hereford

| Terraced Property | Two Bedrooms | Open Plan Kitchen Sitting Room | Bathroom | Enclosed Low Maintenance Rear Gardens | EPC D | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

## The Property

From the front of the property the entrance door opens into an open plan kitchen/ sitting room.

To the kitchen area there are a selection of base and wall mounted cabinets, sink, freestanding oven, splashback wall tiling roll edge worksurfaces, space and plumbing for washing machine, tiled flooring, storage cupboard and tiled flooring.

To be sitting area there is a double glazed door and window, space for sofa and chairs, TV aerial, telephone point and wall mounted panel heater.

Upstairs there are two bedrooms along with a bathroom offering a panel enclosed bath with shower over, WC, pedestal wash hand basin, wall mounted cupboard, light with shave point, splashback wall tiling, towel rail and vinyl flooring.

Outside and to the front of the property are low maintenance lawns and pathway leading to the entrance door.

To the rear the gardens are enclosed having a decking area, fully gravelled garden and 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 £00,000. Should a guarantor be required to support an application, an income of £00,000 would be required.

## Services And Expenditure

Services - Mains electricity, drainage and water.

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.

## Property Redress Scheme & Client Money Protection

Flint And Cook Ltd belong to the Property Redress Scheme. The PRS contact information is as follows  
The Property Redress Scheme (PRS) Premiere House 1st Floor Elstree Way Borehamwood, Hertfordshire, WD6 1JH. Telephone Number 0333 321 9418 E: [info@theprs.co.uk](mailto:info@theprs.co.uk) Our scheme number is PRS013108.

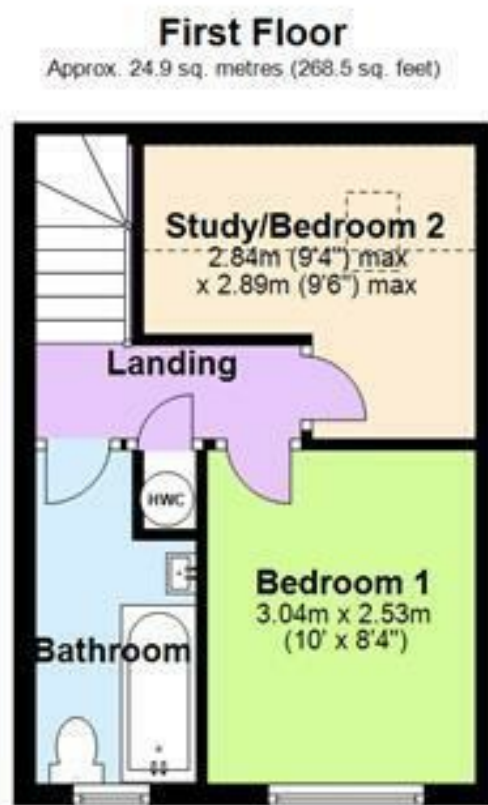
Flint And Cook are members of Propertymark and our Client Money Protection is authorised and provided by them.

## Viewings

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



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

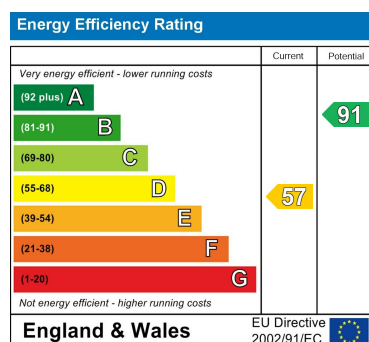


This plan is for illustrative purposes only  
Plan produced using PlanUp

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.