



The Rectory, 91 Ross Road, Hereford, Herefordshire, HR2 7RJ



Sunderlands
Residential Rural Commercial



The Rectory
91 Ross Road
Hereford
Herefordshire
HR2 7RJ

Summary of Features

- ***The property is available for 6 months***
- Large family home
- Newly fitted carpets throughout
- Freshly decorated
- Modern kitchen and bathroom

£1,250 Per Month

Overview

A substantial family home, ideal for a short-term let. This property is available for an initial 6-month tenancy, with a two-month notice period required due to vacant possession being needed for a minister.

The property offers generously sized rooms throughout and has been freshly decorated with newly fitted carpets. Accommodation comprises a modern kitchen, utility room, reception room, cloakroom with WC, four double bedrooms, an en suite shower room, and a family bathroom.

Externally, the property benefits from a separate detached garage and parking for up to two vehicles.

Ideally located within walking distance of Hereford city centre, supermarkets, and local schools.

Entrance

Door leading to under stair cloakroom with sink and W.C. . Further door leading to large open inner hall with open staircase. Leading to:

Study/ Reception room

11'8" x 14'3"

Window to side aspect looking onto garden.

Cloakroom

Located to under stair areas. Fitted sink and W.C. Storage cupboard.

Lounge

10'11" x 14'2"

Large lounge with window to side and front aspect. Log burner fireplace.

Kitchen/ breakfast room

7'9" x 14'3"

Modern kitchen with large amount of worktop. Space of an oven. Plumbing for a dishwasher. Space for a fridge freezer. Window to rear aspect overlooking the garden.

Utility room

8'2" x 10'2"

Modern cabinets, Plumbing for a washing machine and space for a tumble dryer. Fitted storage cupboards.

Stairs to landing

Open staircase with large feature window, leading to:

Bedroom 1

14'2" x 16'11"

Large bedroom with windows to rear and side aspect. Fitted double wardrobe

Bathroom

14'1" x 3'3"

L Shaped bathroom with fitted bath, shower over, sink and W.C. Window to rear aspect.

Bedroom 2

17'8" x 11'9"

Large double bedroom with double fitted wardrobe and window to rear aspect. Door leading to:

En suite

6'6" x 3'3"

Shower cubicle, sink and W.C.

Bedroom 3

12'6" x 18'2"

Double bedroom with window to side aspect

Bedroom 4

9'1" x 10'4"

Small double bedroom with fitted double wardrobe and window to front aspect.

Outside

The property offers a fair size enclosed rear/ side garden. Parking for up to 2 cars and detached garage.

Services

Mains gas, water and electric. Council tax band E

Reference procedure

Before viewing a property all prospective tenants will be required to complete a registration form. After viewing the property should they then wish to make a full application they will be required to fill out further forms and provide the following: Photo ID (Passport, Driving Licence) Proof of Income (copies of wage slips, Tax returns or accountants reference) Residency ID (Current utility bill with name and home address)

Rent and deposit

A rent of £1250 pcm is payable. A deposit of £1442 is required and will be registered with the TDS,

Agent Notes

Prior to signature of the tenancy agreement, and in accordance with the draft copy issued to you on (date), we draw your attention to the fact that this property belongs to The Diocese of Hereford and is held for use by a minister of religion to perform the duties of their office. As this property is currently not required for occupation by a minister of religion, we are able to offer you an Assured periodic Tenancy. When possession is required for occupation by a minister of religion, the landlord may serve a Section 8 Notice requiring possession and will use Ground 5 to seek possession with 2 months written notice. ***The property is available for at least 6 months***

Viewing arrangements

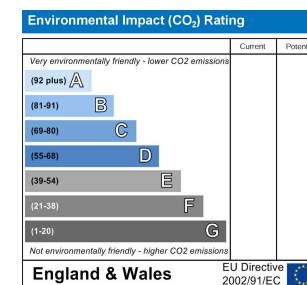
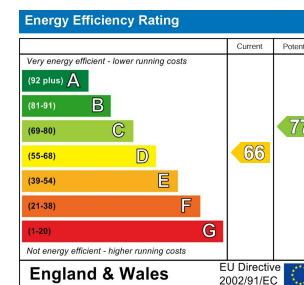
Should you wish to view the property you will need to complete a Registration Form, which can be found on the following link:-

<https://www.sunderlands.co.uk/residential/registration>

We will not consider your application until we have a completed Registration Form. Once we have the form, we may invite you to view the property. If, after viewing the property, you wish to make a full application we will require further information to reference you.

Sunderlands

Lettings@sunderlands.co.uk





Directions

Located besides St Martins Church Hereford

rightmove
find your happy

Zoopa.co.uk
Smarter property search



Sunderlands

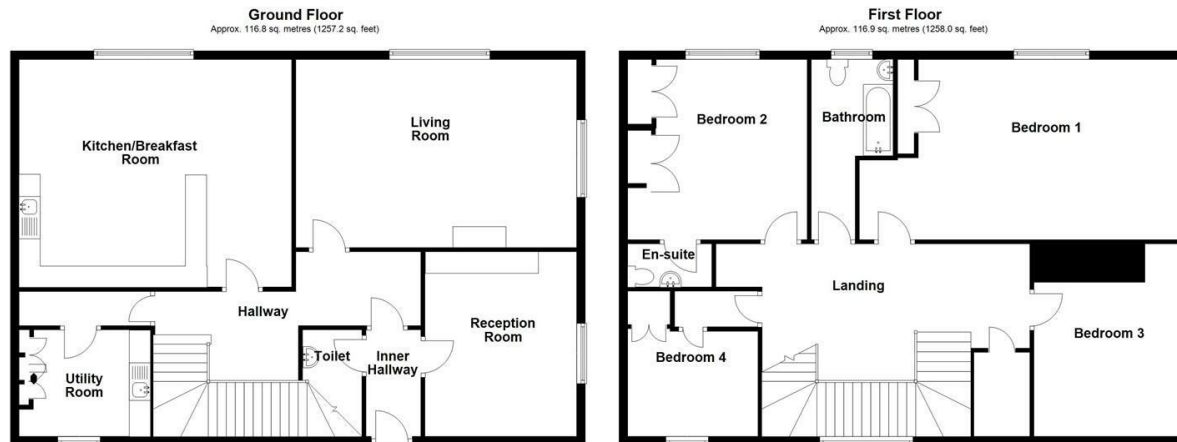
Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

www.sunderlands.co.uk



Total area: approx. 233.7 sq. metres (2515.2 sq. feet)
St Martins Rectory, Ross Road, Hereford

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.