



47 Gurney Avenue, Hereford, HR1 1XN



Sunderlands
Residential Rural Commercial



**47 Gurney Avenue
Hereford
HR1 1XN**

Summary of Features

- Popular location of Tupsley
- Modern kitchen and bathroom
- Parking for up to two cars
- Conservatory

£1,150 Per Month

Overview

Set in a popular location of Tupsley, within 10 minutes east of Hereford City centre offering two primary schools, a secondary school, a public house and playing field all within a short distance. This 3 bedroom end terrace property has been decorated to a high standard with a modern fitted kitchen and bathroom, ample parking to the front area and a low maintenance rear garden. There is an open space/ playing field and allotments within a close proximity.

Porch

5'6" x 2'7"

JPCE door and windows, door leading to:

Hallway and

With a storage area including base units and work surface. Doors leading to:

Toilet

With sink and W.C. Window

Lounge

12'5" x 26'3"

Window to front aspect and rear. Door leading to kitchen and conservatory

Conservatory

5'2" x 8'8"

Fully UPVC glazed with fitted blinds, door leading to garden

Kitchen

3'4" x 10'6"

Modern kitchen with fitted wall and base units. Plumbing for a washing machine, fitted gas hob, electric oven and extractor fan.

Stairs to landing

Bathroom

Window to rear aspect. Heated towel rail, bath with mains shower, sink and W.C

Bedroom 1

11'8" x 9'10"

Window to rear aspect.

Bedroom 2

13'0" x 9'10"

Window to front aspect

Bedroom 3

8'5" x 9'11"

Window to front aspect. Over stairs storage cupboard.

Outside

Enclosed rear garden ;laid to lawn with rear gate. To the front laid to lawn with parking of up to two cars.

Services

Mains Gas, Electric and Water. Council tax band C, Hereford Council.

Viewing

Thank you for your interest in letting a property through Sunderlands.

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.

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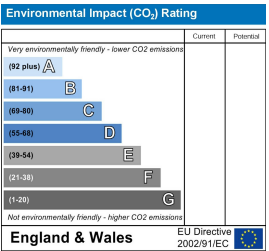
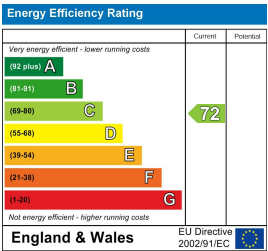
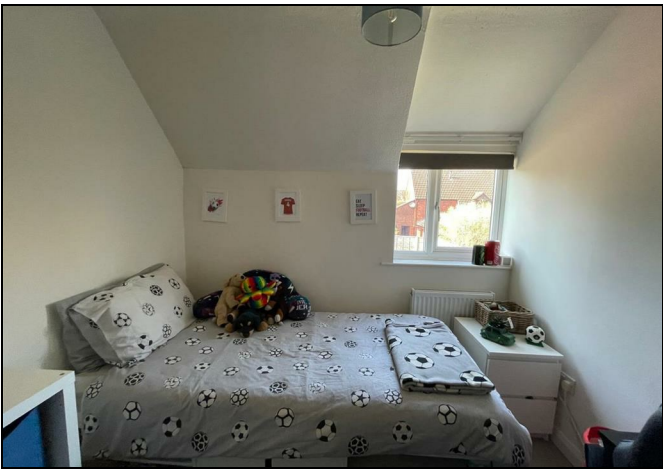
Lettings@sunderlands.co.uk

Rent and deposit

The rent is calculated at £1150 pcm and the deposit calculated at 5 weeks rent £1326.00 which will be registered with the TDS.

References

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)



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Hereford Branch

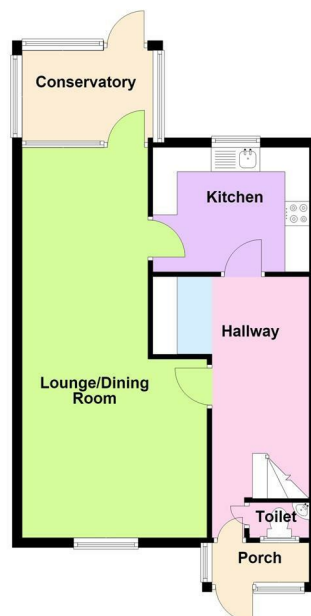
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

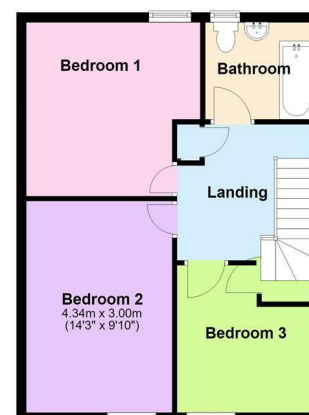
3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

Ground Floor



First Floor



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.