



46a St Guthlac Street, Hereford, Herefordshire, HR1 2EX



Sunderlands
Residential Rural Commercial



**46a St Guthlac Street
Hereford
Herefordshire
HR1 2EX**

Summary of Features

- Recently converted 2 bedroom Chalet
- City centre location
- Modern kitchen and bathroom
- Parking for 1 car
- Underfloor heating

£795 Per Month

Overview

Set in a convenient location a stone throw away from Hereford city centre and Hereford County Hospital. This 2 bedroom newly converted garage offers underfloor heating throughout with two bedrooms, shower room, kitchen breakfast room, courtyard garden and parking for 1 car.

Entrance

Front door leading to inner hall and opens to:

Kitchen breakfast room

Newly fitted kitchen with wall and base units, plumbing for a washing machine, space for a fridge freezer, sink, electric oven, hob and extractor fan. Double doors leading to patio garden area.

Bedroom 1

Underfloor heating and window to rear aspect.

Bedroom 2

Underfloor heating and window to front aspect

Shower room

Newly fitted shower room with mains shower, shower cubicle, sink and w.c

Outside and Parking

Large enclosed patio area with raised flower beds. Parking to the front for 1 car.

Services

Council tax band TBC, Mains gas, electricity and water.

Rent and deposit

A rent of £795 is payable in advance. A deposit of £917 is calculated at 5 weeks rent and will be registered with the TDS.

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.

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Lettings@sunderlands.co.uk

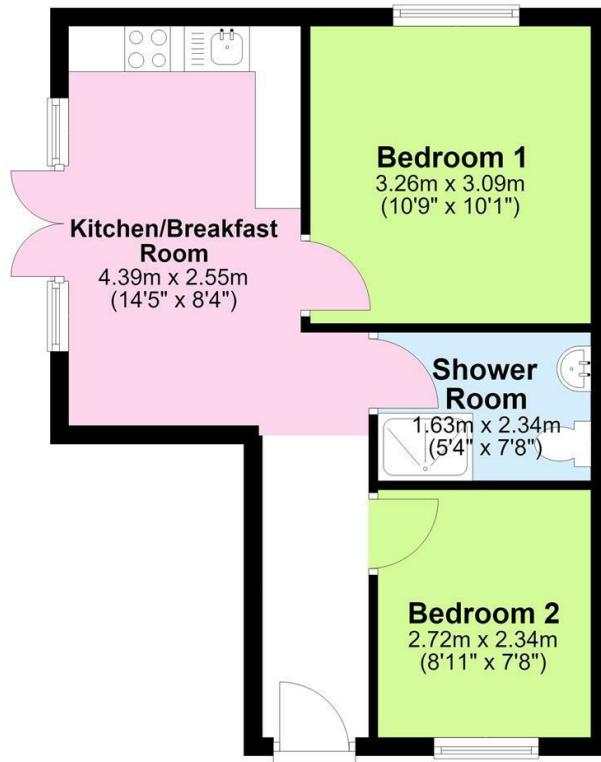
Referencing Procedure

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)



Ground Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Sunderlands

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