



11 Hunderton Road, Hereford, HR2 7AA



Sunderlands
Residential Rural Commercial



**11 Hunderton Road
Hereford
HR2 7AA**

Summary of Features

- 2 Bedrooms
- Private Garden
- Gas Central Heating
- Close to Amenities

£750 Per Month

Entrance

With stairs leading to:

First Floor Landing

With boiler cupboard, window and doors leading to:

Kitchen

With matching base and head units, sink, cooker, radiator and window to rear aspect. Leading to:

Living Room

With radiators and window to rear aspect.

Bathroom

With WC, hand wash basin, bath with shower over, heated towel rail and window.

Bedroom 1

With radiator and window to front aspect.

Bedroom 2

With radiator and window to front aspect.

Outside

There is a small private garden to the rear of the property.

Services

The Tenant(s) will be responsible for payment of water, drainage, gas, electricity and council tax as applicable. Council Tax Band - A.

Rent

Rent is payable monthly in advance on the first day of each calendar month.

Deposit

The deposit is calculated as an equivalent of 5 weeks' rent.

Viewing Arrangements

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.

Sunderlands

Lettings@sunderlands.co.uk

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)

Tenure



Directions

rightmove
find your happy

Zoopla.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

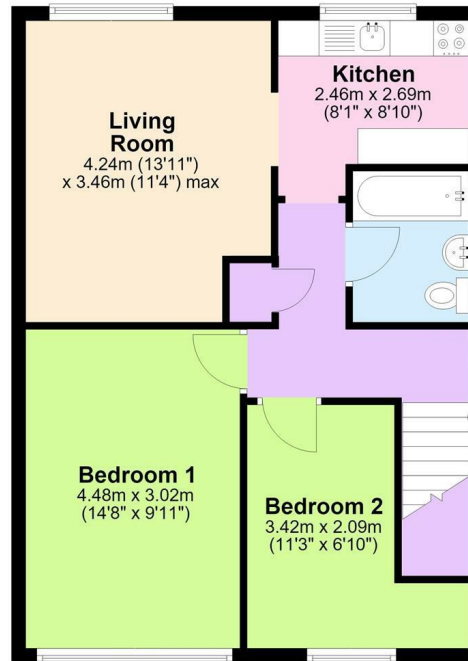
Hay-on-Wye Branch

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

www.sunderlands.co.uk

Ground Floor

Approx. 55.0 sq. metres (591.5 sq. feet)



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.