



26 Nicholson Court, Bobblestock, Hereford, HR4 9LX



Sunderlands
Residential Rural Commercial



26 Nicholson Court
Bobblestock
Hereford
HR4 9LX

Summary of Features

- One Bedroom ground floor apartment
- Immaculately presented
- Electric heating
- Allocated parking
- Close to amenities

£650 Per Month

Overview

Purpose built, this well-planned accommodation with door entry-phone system and communal hall. Immaculately presented throughout with electric panelled heating, this one bedroom ground floor apartment is located approximately 1.9 miles from Hereford city centre with a local bus service nearby, convenient stores and doctors surgery. Parking space allocated.

Entrance

Communal entrance leading to front entrance, Inner hall with phone entry system. Hard flooring and storage cupboard.

Bedroom

11'11" x 12'7"

Double glazed window to side aspect. Electric panel heater. Hard flooring.

Bathroom

White fitted bathroom suite with electric shower, extractor fan, W.C and sink.

Lounge

16'2" x 11'11"

Window to side aspect, electric panel heating, hard flooring.

Kitchen

5'10" x 7'6"

Modern fitted kitchen with newly fitted electric oven, hob, sink and extractor fan. Window to rear aspect. Plumbing for a washing machine.

Outside

There are communal grounds and car parking, Bin Store and drying areas.

Utilities

Council tax band A. Mains water and electric.

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 £650.00 is payable monthly and in advance. A deposit of £750.00 calculated at 5 weeks rent is required and will be registered with the TDS.

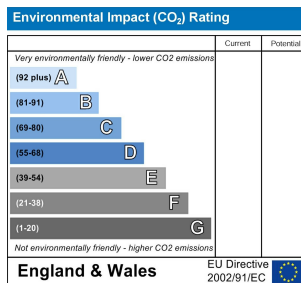
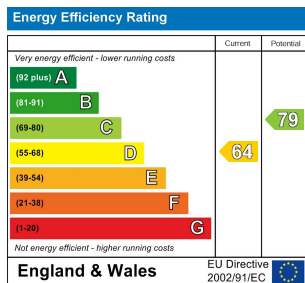
Viewing

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





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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,

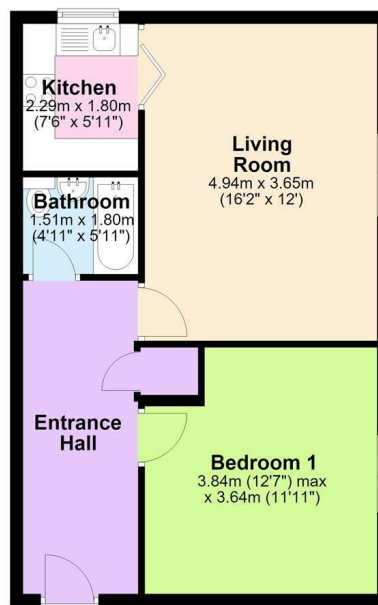
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822 522

Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

Ground Floor



Total area: approx. 49.2 sq. metres (529.9 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. Sunderland's 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.