Sunderlands
Residential Rural Commercial

Est. 1862

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91b Ross Road

Hereford, HR2 7RJ

£775 Per Month

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A modern one bedroom end-terrace house with open plan kitchen/living area and en-suite shower room. The property offers benefits such as double glazing, garden and private parking area.







Location
Ross Road is located to the south of central Hereford and is within walking distance of the city centre which offers a range of amenities.

Description
A modern one bedroom end-terrace house with open plan kitchen/living area and en-suite shower room. The property offers benefits such as double glazing, garden and private parking area.

ON THE GROUND FLOOR:
Private pathway leads to double glazed French doors giving access to:

Open Plan Kitchen/Living Area

Kitchen Area
With a range of base cupboard and drawer units, wood effect work surface and matching eye level cabinets. Built in electric cooker and ceramic hob with stainless steel extractor hood over. Integrated washing machine and fridge with small freezer compartment. Stainless steel sink unit with mixer tap, ample power points, double glazed window and wood effect laminate flooring.

Living Area
With electric panel wall heater, wood laminate flooring, television point and ample power points. Stairs leading to:

ON THE FIRST FLOOR:

Bedroom
With electric panel heaters, long under eaves cupboard area, ample power points and double glazed window overlooking the front garden. Door to:

En-suite Shower Room
With white suite comprising pedestal wash basin and low level WC. Double shower cubicle with sliding doors and electric shower, heated towel rail/radiator, vinyl floor covering and mirror with vanity light and shaver point.

Outside
The garden and parking areas are bounded by a high brick wall.

Parking
The property has the benefit of two parking spaces in the private parking area located at the front of the property.

Garden
Laid to lawn with a paved pathway leading to double glazed French doors.

Services
The Tenant(s) will be responsible for payment of water, drainage, 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. The rent is £775 pcm paid in advance and the deposit will be calculated at 5 weeks rent £894.00 and registered with the TDS scheme.

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

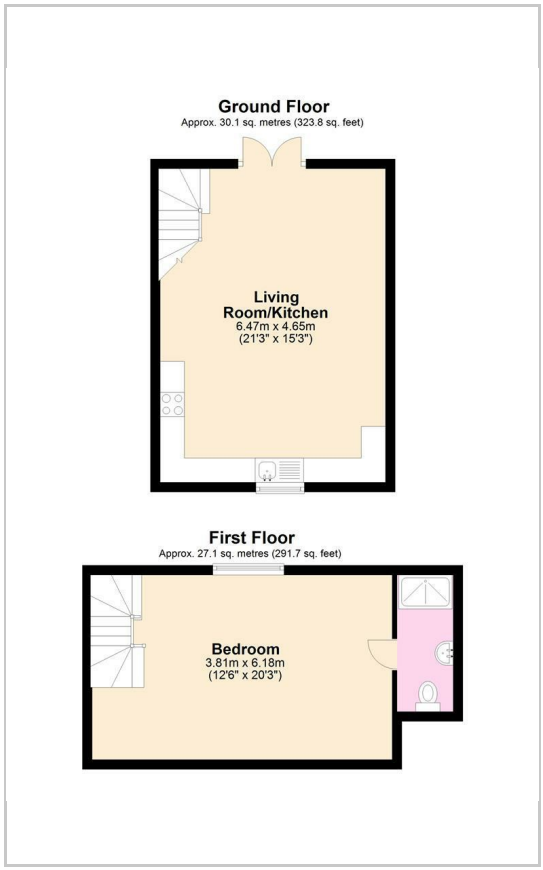
Reference Procedure
Before viewing a property all prospective tenants will be required to complete a registration form. After viewing the property should they then wish to make a full application they will be required to fill out further forms and provide the following:
Photo ID (Passport, Driving Licence)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

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eaten.dart.wheels

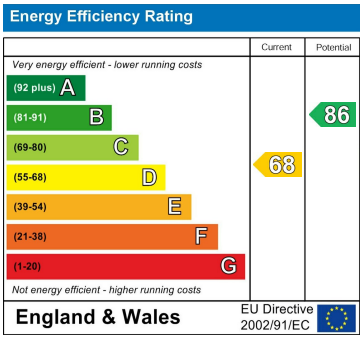
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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