



Sunderlands
Residential Rural Commercial

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Hay-on-Wye 01497 822522

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www.sunderlands.co.uk



26 Marlowe Drive

, Hereford, HR4 0JL

£1,200 Per Month



Located in the popular area of Whitecross, a semi-detached property offering benefits such as double glazing, gas central heating and parking.

The property itself comprises of 3 Bedrooms, Living Room, Kitchen/Breakfast Room, Bathroom, Utility and Garden.



Entrance Hall

With radiator and window to side aspect. Stairs to first floor. Doors leading to:

Living Room

With radiator and window to front aspect.

Kitchen/Breakfast Room

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

Utility

With plumbing for washing machine and door to Rear Garden.

First Floor Landing

With window to side aspect. Doors leading to:

Bedroom 1

With radiator, storage cupboard and window to front aspect.

Bedroom 2

With radiator and window to rear aspect.

Bedroom 3

With storage cupboard, radiator and window to front aspect.

Bathroom

With WC, sink, bath with shower over, radiator and windows.

Outside

Large driveway with space for several cars. There is a patio area in the garden with the rest laid to lawn with a storage shed.

Services

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

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)

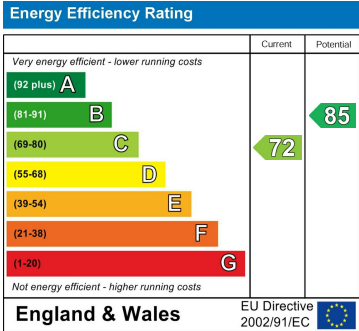
Area Map



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.