



Sunderlands
Residential Rural Commercial

Hereford 01432 356161

hereford@sunderlands.co.uk

Hay-on-Wye 01497 822522

hay@sunderlands.co.uk

www.sunderlands.co.uk



11 Hunderton Road

Hereford, HR2 7AA

£750 Per Month



Located to the south of Hereford, a first floor apartment offers benefits such as gas central heating, double glazing and private garden.

The property itself comprises of 2 Bedrooms, Living Room, Kitchen and Bathroom.



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)

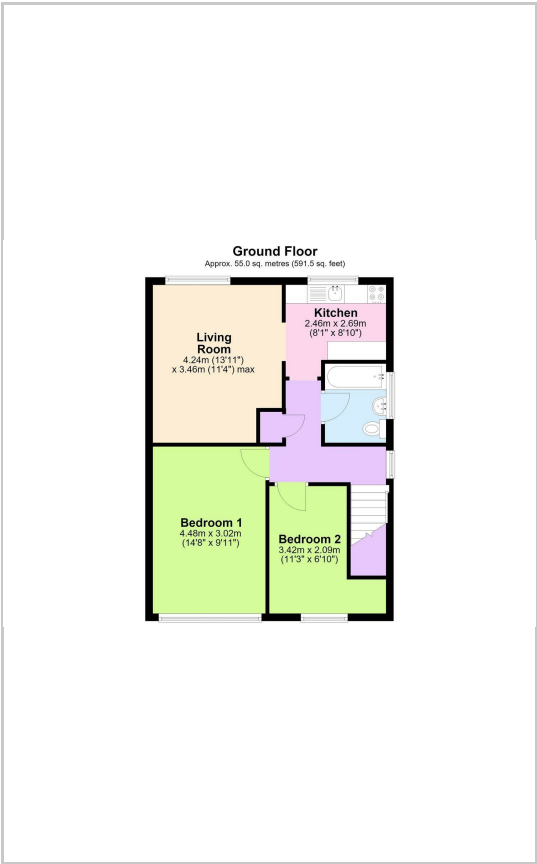
Proof of Income (copies of wage slips, Tax returns or accountants reference)

Residency ID (Current utility bill with name and home address)

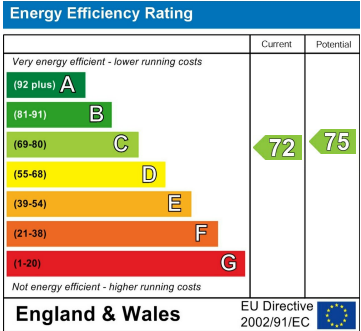
Area Map



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.

Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ
Tel: 01432 356161 Email: