



14 Melrose Place, Hereford, HR4 0DN



Sunderlands
Residential Rural Commercial



**14 Melrose Place
Hereford
HR4 0DN**

Summary of Features

- Central location
- 2 bedroom
- Street Parking
- Low maintenance gardens
- Open plan kitchen dining room

£885 PCM

Overview

Ideally located to Hereford city centre this 2 bedroom mid terraced house offers a lounge, kitchen dining room open plan, 2 bedrooms and a family bathroom. Parking is through the Hereford Council permit parking. Low maintenance front and rear garden.

Entrance to lounge

9'6" x 10'5"

Window to front aspect, storage cupboards and ornamental fireplace. Door to inner hall and leading to:

Dining room

9'6" x 9'5"

Open plan to kitchen area, understairs storage cupboard.

Kitchen

9'6" x 7'1"

Window to rear aspect. Gas hob, electric oven, extractor hood and plumbing for a washing machine. Door leading to patio

Stairs to landing

Leading to:

Bedroom 1

9'6" x 10'5"

Window to front aspect, fitted wardrobe with door through.

Bedroom 2

5'0" x 9'8"

Window to rear, fitted wardrobe with door through.

Bathroom

Bath with over head shower, sink and w.c. Window to rear. Ornamental fireplace.

Outside

Patio with newly gravelled rear. Enclosed garden.

Services

Council tax band B. Mains Gas, water and electric services.

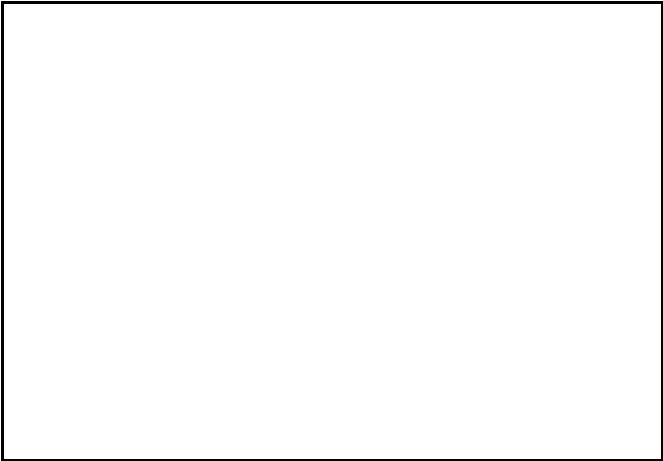
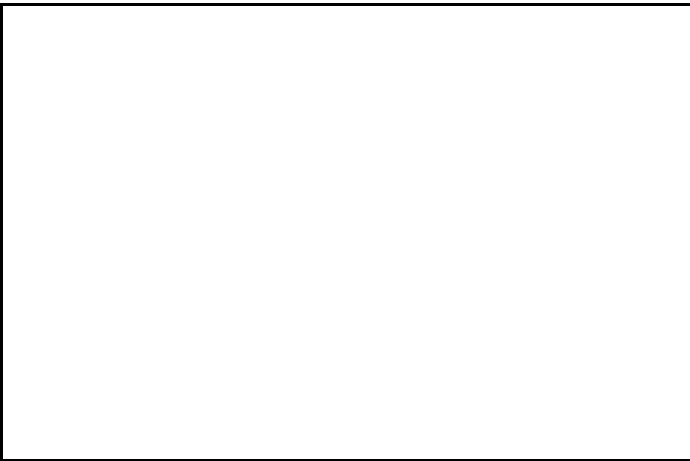
Rent and deposit

A deposit of £1021 will be required and registered with the TDS. A rent of £885 pcm is charged monthly.

Viewing arrangements

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/re> 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. Sunderland Lettings@sunderlands.co.uk

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. 26.9 sq. metres (290.0 sq. feet)



First Floor

Approx. 20.5 sq. metres (220.6 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.