Sunderlands
Residential Rural Commercial

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www.sunderlands.co.uk

Est. 1862



Flat C 245 Whitecross Road

Hereford, HR4 0LT

£850 PCM

2 1 1 E

Set off Whitecross road, close to Hereford city centre, shops and a public house. This well presented second floor flat comprises of kitchen, modern bathroom, two double bedrooms and a large lounge dining area. With a good bus service close by and approximately 15/20 minute walk from Hereford city centre.







Entrance Hall
Doors leading to:

Kitchen
Modern kitchen with integrated oven, hob and extractor fan. Window to front aspect.

Lounge
A large lounge/dining room with window to the front aspect.

Bedroom 1
With window to rear aspect overlooking the communal garden, fitted wardrobe & radiator.

Bedroom 2
With window to rear aspect overlooking the communal garden, fitted wardrobe & radiator.

Bathroom
White bathroom suite with shower mains shower, bath, hand wash basin, heated towel rail and window to side aspect.

WC
With window to side aspect.

Outside
To the rear is a large communal garden which is maintained by the landlords.

Communal Utility Room
Offering a washing machine and tumble dryer with water and electrics for this included in the rent.

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.

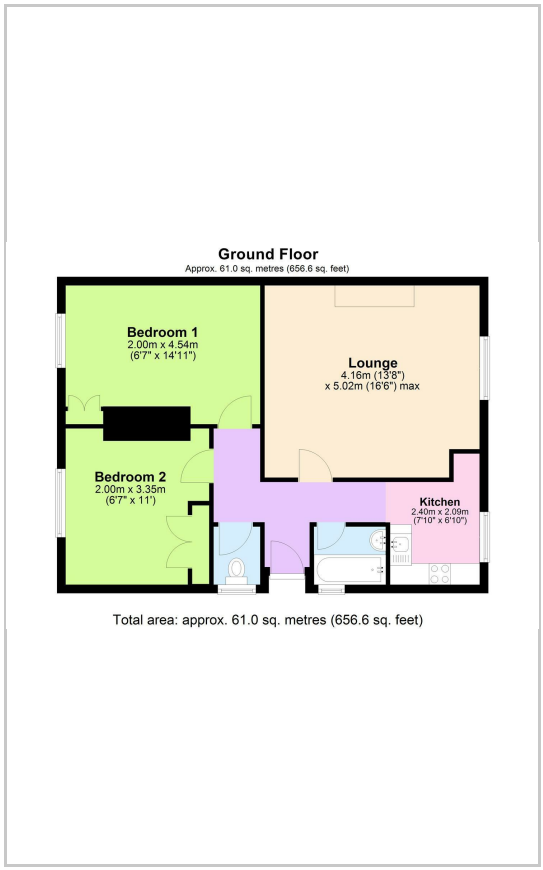
Viewing Arrangements
Thank you for your interest in letting a property through Sunderlands. Should you wish to view the property you will need to complete a Registration Form, which can be found on the following link:-
https://www.sunderlands.co.uk/residential/registration
We will not consider your application 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)

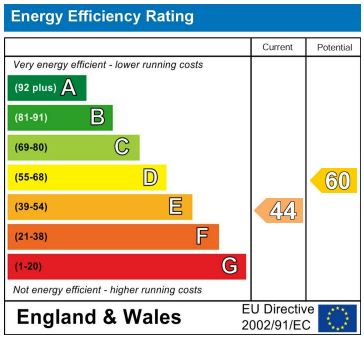
Area Map



Floor Plans



Energy Efficiency Graph



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