Sunderlands
Residential Rural Commercial

Est. 1862

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24 Penn Grove Road

Hereford, HR1 1BH

£1,350 Per Month

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Located just north of the centre of Hereford, a detached property offering benefits such as gas central heating, large garden and off street parking.

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







Porch
With sliding doors leading to:

Entrance Hall
With stairs leading to first floor landing. Doors leading to:

Living Room
With gas stove, radiator and window to front and rear aspect. Door leading to:

Kitchen/Breakfast Room
With matching base and head units, sink, built in cooker and space for appliances. Suitable storage space with a pantry, radiator and windows to rear aspect. Door leading to rear garden.

Dining Room
With radiator and window to front aspect.

First Floor Landing
With radiator and doors leading to:

Bedroom 1
With radiator, storage cupboard and windows to front and rear aspect.

Bedroom 2
With radiator, storage cupboard and window to front aspect.

Bedroom 3
With radiator, storage cupboards and window to rear aspect.

Bathroom
With WC, hand wash basin, bath with shower over, radiator and window to rear aspect.

Outside
The property offers driveway parking for 1/2 cars. To the rear there is a patio area with a storage shed with the remainder laid to lawn.

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

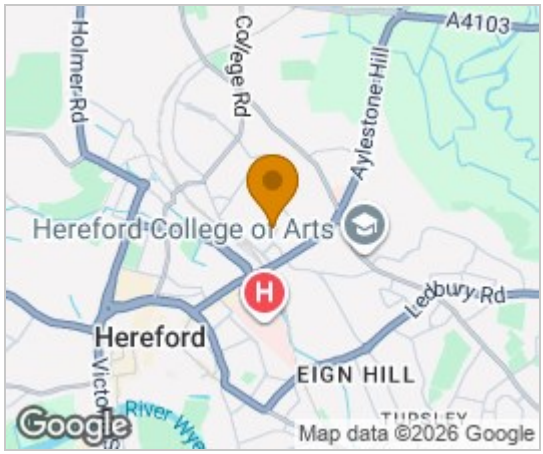
Rent
Rent is payable monthly in advance on the first day of each calendar month.

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.

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)

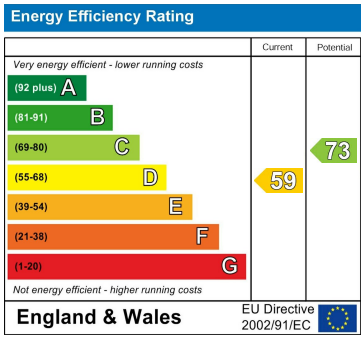
Area Map



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.

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