House - Semi-Detached (EPC Rating: E)

6 HIGH GARDENS, EARDISLEY, HEREFORDSHIRE, HR3 6PJ

£1,100 Per Calendar Month

Flint & Cook

2 1 2 E

2 Bedroom House - Semi-Detached located in Eardisley

| Set Within A popular Village Location | Two Bedroom Character Property | Grade II Listing To The Front | Character Features | Well Presented | Kitchen Diner | Sitting Room | Conservatory | Newly Fitted Shower Room | Enclosed Rear Garden | Allocated Parking For Two Vehicles | EPC Rating E | Available For Occupation Mid October 2026 |

The Property

From the front of the property steps with a handrail lead up to the entrance door which opens into a sitting room. Having exposed timbers and beams, TV aerial, telephone point, wall mounted thermostat and fitted carpets.

A door leads through to the kitchen having windows to rear and door to rear opening into the conservatory. The kitchen offers a selection of base and wall mounted cabinets, sink, space for freestanding electric cooker, space for under counter fridge/freezer, recessed shelving, splashback wall tiling, strip light, understairs storage cupboard, telephone point and vinyl flooring.

Off the kitchen is the dining room/ home office with TV aerial, wood panelling to one wall, panel radiator and window to side.

To the rear of the property is a conservatory with windows to rear and door leading to the garden. There is WC off the conservatory. In the conservatory there is space and plumbing for washing machine, coat hooks, panel radiator and vinyl flooring.

Upstairs there are two double bedrooms with one having built in wardrobes. There is a further room which could be utilised as study or walk in dressing room. The shower room is newly fitted and offers a generous enclosed shower cubicle, WC, wash basin with storage cupboard, wall mounted mirror, light with shave point, airing cupboard, panel radiator, wood effect laminate flooring and window to side.

Outside there is a useful outside store to the front of the property. The rear garden is enclosed and mainly laid to lawn for ease of maintenance, patio area, and parking just outside of the garden for two vehicles.

Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £33,000.00 Should a guarantor be required to support an application, an income of £39,600.00 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water. Oil fired central heating.

Hereford County Council - Tax - Band D

Broadband Connectivity - 1000Mbps Download. 1000Mbps Upload - Ultrafast - Source Ofcom

Viewings

In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.

Property Redress Scheme & Client Money Protection

Flint And Cook Ltd belong to the Property Redress Scheme. The PRS contact information is as follows The Property Redress Scheme (PRS) Premiere House 1st Floor Elstree Way Borehamwood, Hertfordshire, WD6 1JH. Telephone Number 0333 321 9418 E: info@theprs.co.uk Our scheme number is PRS013108.

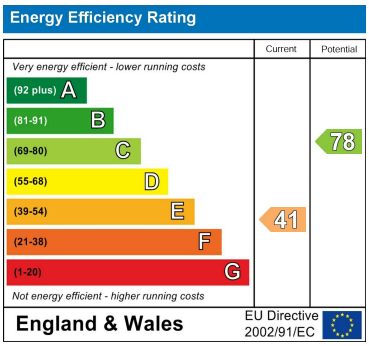
Flint And Cook are members of Propertymark and our Client Money Protection is authorised and provided by them.

Total area: approx. 121.5 sq. metres (1307.6 sq. feet)

Council Tax Band

D

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.