



HEREFORD STREET









## HEREFORD STREET

, CF11 6SZ - £1,200 PCM



2 bedroom(s)



1 bathroom(s)



819.00 sq ft

Jeffrey Ross are delighted to market this well presented two bedroom house on Hereford Street in Grangetown. The house is ideally located minutes walk from the amenities from Claire Road. The property comprises of entrance hallway, living room, dining room, separate kitchen with appliances included. To the first floor we then have two double bedrooms and a stylish bathroom with bath and shower overhead. Also benefits from a low maintenance outdoor space. The property benefits from Gas Central Heating and is offered Unfurnished.

EPC Rating: E

Council Tax Band: C

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

### PROPERTY SPECIALIST

**Ms Gemma Simmonite**

[gemma.simmonite@jeffreycross.co.uk](mailto:gemma.simmonite@jeffreycross.co.uk)


Lettings Negotiator









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

















Hereford Street, Grangetown

















”

”

Comments by Ms Gemma Simmonite

## Hereford Street, Grangetown



Total Area: 76,1 m<sup>2</sup> ... 819 ft<sup>2</sup>

All measurements are approximate and for display purposes only



[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross