



59 Walnut Tree Avenue, Hereford, HR2 7JU

£1,000 PCM



59 Walnut Tree Avenue, Hereford, HR2 7JU

Trivett Hicks is pleased to offer this three bedroom house, situated to the south of Hereford City in this popular residential location.

The property offers entrance porch, living room, dining room, fitted kitchen with fitted oven and hob all to the ground floor. To the first floor three bedrooms and a shower room.

The property benefits from gas central heating, double glazing, garage and gardens to the front and rear.

#### FULL DETAILS

#### SPECIAL CONDITIONS

#### COUNCIL TAX

Band B £1988.34 2026/2027 (A reduction may be applicable for single occupancy).

#### LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

#### TO VIEW

To arrange a viewing you must complete our Registration Form. Please request one of these.

Viewings are strictly by arrangement with the Letting Agents Trivett Hicks, 10 St Peters Street Hereford Tel: 01432 274300.

#### HOLDING DEPOSIT & RESERVATION

Registration form to be completed prior to viewing.

Holding deposit to be paid prior to referencing and then returned on day of sign up.

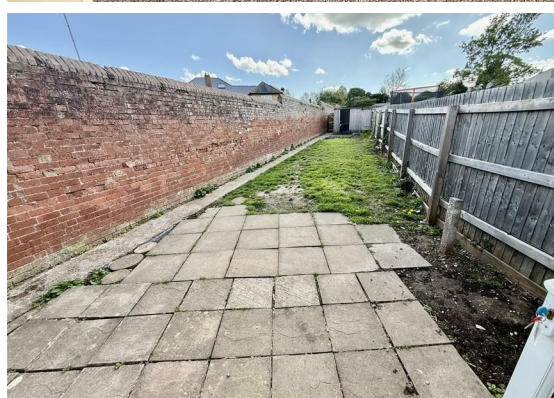
The Deposit is equal to 5 weeks rent upon signing the tenancy agreement.

#### DIRECTIONS

From the Hereford city centre proceed over Greyfriars Bridge heading south on the A49, when approaching the traffic lights at the main roundabout, continue into the Belmont Road A465. After passing some shops on your left, take the next left turn into Walnut Tree Avenue. Proceed along Walnut Tree Avenue for a short distance, the property will then be found on the right hand side as designated by our To Let board.

#### N.B.

None of the services or appliances mentioned in this



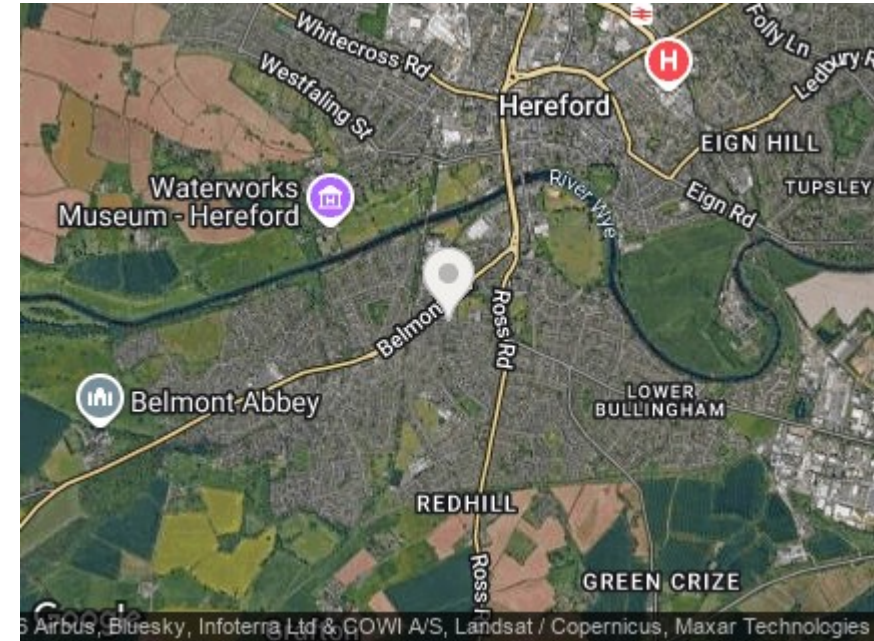


brochure have been tested. We would recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

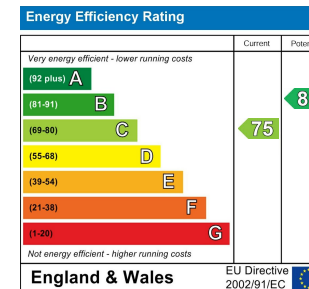
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Hereford**  
 T 01432 274300  
 E hereford@trivett-hicks.com  
 10 St. Peters Street  
 Hereford  
 HR1 2LE

**Directors**  
 Jason Hicks MNAEA  
 Jeremy Trivett

**TrivettHicks Ltd Registered Office**  
 SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

**Ross-on-Wye**  
 T 01989 768666 F 01989 764185  
 E ross@trivett-hicks.com  
 53 Broad Street  
 Ross-on-Wye  
 HR9 7DY