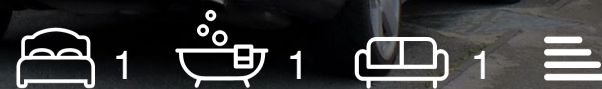




22 Kempton Avenue, Bobblestock, Hereford, HR4 9LT

£750



22 Kempton Avenue, Bobblestock, Hereford,
HR4 9LT

Trivett Hicks is pleased to offer this one bedroom back to back house which is situated within the area of Bobblestock.

Bobblestock offers many amenities to include newsagent, supermarket, doctor's surgery and regular bus service to the city of Hereford.

The accommodation which has been recently updated throughout, which is well presented and briefly includes, living room, fitted kitchen, bedroom and bathroom with fitted electric shower. Outside there is garden to the front, off road parking and garage having power.

FULL DETAILS

SPECIAL CONDITIONS

No pets

No smokers

COUNCIL TAX

Band A £1,632.78 25/26 (A reduction may be applicable for single occupancy).

LOCAL AUTHORITY

Herefordshire Council Tel no.: 01432 260000

RESERVATION FEE & DEPOSIT

Registration form to be completed prior to viewing.
Please see full Terms and Conditions attached to registration form.

Holding deposit to be paid prior to referencing.

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

TO VIEW

To arrange a viewing you must complete our Registration Form. Viewings are strictly by arrangement with the Letting Agents Trivett Hicks, 10 St Peters Street Hereford Tel: 01432 274300.



DIRECTIONS

Leave the city centre and turn right at the traffic lights into Victoria Street. At the next set of traffic lights, take the turning left into Eign Street before Steels. Then take next left into Whitecross Road, proceed along this road until you reach the roundabout take the third exit into Three Elms Road and continue for approximately one mile. Take the right turn into Grandstand Road this road leads into Sandown Drive. Take the following next left into Kempton Avenue and follow the road around to the right and you will see the Trivett Hicks To Let board on the left hand side.

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.

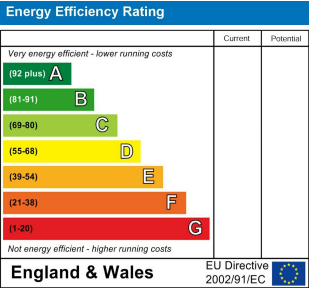
Floor Plan



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

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