



Hereford - 01432 274 300
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Estate Agents
Lettings
Management



£825 PCM

3 Queens Hill Gardens, Hereford, Herefordshire, HR4 0EZ

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Trivett Hicks is pleased to offer this immaculately presented two bedroom bungalow which is situated in the popular area of Whitecross. Local amenities include supermarket, takeaways, hairdressers, public houses, schools, petrol station and within close reach to the city centre.

The property has been extensively improved throughout. This includes but not limited to, refitted kitchen with new oven and hob, replaced bathroom suite with Triton electric shower. The property has also been re-decorated and flooring replaced throughout.

The residence in more detail offers, living room, fitted kitchen, two bedrooms and a bathroom with electric shower. The property benefits from gas central heating, double glazing, off road parking for two cars, private enclosed landscaped rear garden which has been laid with paving and shingle for ease of maintenance.

FULL DETAILS

SPECIAL CONDITIONS

No smokers

No pets

COUNCIL TAX

Band B £1631.47 2022/2023 (A reduction may be applicable for single occupancy).

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

RESERVATION & HOLDING 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 and then returned on day of sign up.

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

IDENTIFICATION

In order for the referencing process to commence, formal Identification is required. All adults living in the property will be required to provide Trivett Hicks with the following accepted documents;

PASSPORT

NATIONAL IDENTITY CARD (current or expired) showing that you as the holder is a national of the EEA (European Economic Area) or Switzerland

REGISTRATION CERTIFICATE (current or expired) certifying or indicating permanent residence issued by the Home Office

PERMANENT RESIDENCE CARD issued by the Home Office

BIOMETRIC IMMIGRATION DOCUMENT issued by the Home Office

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 Hereford on the A438 passing the turns to Sainsbury's and Aldi, continue on the road taking a left turn into White Horse Street. Continue approximately half way up White Horse Street and you will then see a left turn into Queens Hill Gardens. Proceed into Queens Hill Gardens and the property is on the far left hand side.

N.B

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers 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.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

