



1 Kings Crescent, Hereford, HR1 1GY

£950 PCM



1 Kings Crescent, Hereford, HR1 1GY

Trivett Hicks is pleased to offer this well presented modern two bedroom semi detached house close to the amenities of the city of Hereford.

The accommodation comprises in more detail, entrance porch, entrance hall, living room and fitted kitchen to the ground floor, whilst on the first floor there are two bedrooms and a separate bathroom with shower. Outside to the front there is driveway providing off road parking. To the rear lawned garden with gravelled area to the side with garden store.

FULL DETAILS

SPECIAL CONDITIONS

No Smokers

COUNCIL TAX

Council Tax band B £1988.34 2026 - 2027 (A reduction may be applicable for single occupancy).

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

RESERVATION & 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.

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

From Hereford City proceed along Commercial Road and shortly after going over the railway bridge turn left into Barrs Court Road. Follow this road to the mini-roundabout, taking the second exit into Kingsway. Continue along Kingsway taking your first turning left into Regent Gardens, then immediately right into Kings Crescent. The property will be found immediately on the right hand side as de-noted by the agents 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.

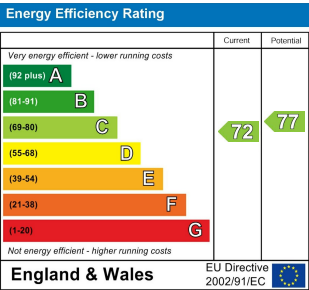
Floor Plan



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 firms 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