



38 Marcle Walk, Hereford, HR2 7TD

£650 PCM





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Trivett Hicks is pleased to offer this well presented one bed ground floor apartment, situated south of Hereford City. The accommodation comprises of; entrance hall, living room, fitted kitchen, storage cupboard, low level WC, bath with electric shower over and double bedroom. The property benefits from garden to the front, double glazing, gas central heating and off road parking space.

### FULL DETAILS

### SPECIAL CONDITIONS

No pets.

No smokers.

### COUNCIL TAX

Council tax band A - £1,553.01 2024-2025 (A reductions may be applied 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

Leave Hereford city centre on the A465 Belmont Road. At the roundabout take the first exit onto Southolme Road. Continue straight at the mini roundabout. Follow the road around on Treago Grove until you reach Marcle Walk, which is situated on the right, just after Cradley Close on the left.

### 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.





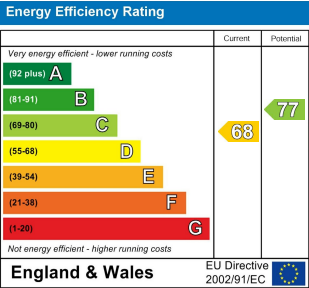
Floor Plan



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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