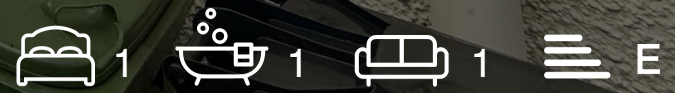




91 Newtown Road, Hereford, Herefordshire, HR4 9LJ

£800 PCM



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HR4 9LJ

Trivett Hicks is pleased to offer this well presented one bedroom cottage style end terrace house To Let, which is located to the north of Hereford city. The property is within easy reach of the city centre, with shops, public houses and restaurants nearby, as well as the railway, hospital and the bus station.

The accommodation comprises: Living room, fitted kitchen with oven and hob to the ground floor. To the first floor master bedroom and shower room.

The property benefits from gas central heating, double glazing, large rear garden and brick store.

FULL DETAILS

SPECIAL CONDITIONS

No smokers

COUNCIL TAX

Band A £1619.24 2025 - 2026 (A reduction may be applicable for single occupancy).

LOCAL AUTHORITY

Herefordshire Council Tel: 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 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

Proceed out of Hereford on Edgar Street at the roundabout turn left, taking the slip road immediately on your left into Newtown Road (do not go over the bridge). Continue past Millbrook Street on the left, proceed to the furthest end of Newtown Road. Finally, walk down the alleyway and the property will be found on the right hand side, being the last one on the right.

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 TrivettHicks, 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.

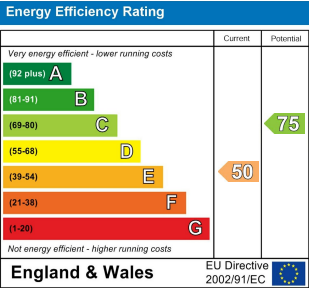
Floor Plan



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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