



11 Daws Road, Hereford, HR1 2JJ

£600

Per calendar month



A newly decorated two bedroom semi detached property located within walking distance from the City Centre of Hereford. The property benefits from off road parking, gas heating and PVCu double glazing. No pets or smoking. AVAILABLE MID OCTOBER.

Introduction

A well presented two bedroom semi detached house, excellently located with nearby amenities including bakers, launderette, children's play area, Tesco Express, garage, dentist, doctors, public house and restaurants plus High Town shopping centre. There is an enclosed rear garden, off road parking, gas heating and PVCu double glazing.

Property Description

The front entrance door opens into the entrance porch leading into the living room with original wooden floor boards. The hallway has stairs leading to the first floor and a door to the dining room with tiled floor, ornate fireplace and door to the cellar. The kitchen adjoins the dining room and has fitted wooden base units, space for fridge/freezer and washing machine and a door out to the garden. The bathroom leads off the back of

the kitchen with a three piece matching white suite comprising; panelled bath with electric shower over, low flush WC, wash hand basin. The first floor has two double bedrooms, both fitted with new carpets.

Garden and Parking

The front of the property has a lawn area and a gravelled drive which provides off road parking for one vehicle.

To the rear of the property is a paved patio area and has a small area which is laid to lawn.

Additional Information

The Council Tax Band for the property is Band B which is approx £1135.19 . All mains services are connected.

Directions

From Commercial Road turn left onto Bath Road passing the Council offices on your left,

Summary

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- Two Bedrooms
- Off Road Parking
- Gas Heating, Dbl Glazing
- Available Now
- Walking Distance To City

Call Lettings 01432 266 007



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turn left into Daws Road before the traffic lights and the property is on the left.

How to Apply

To apply, you must fill out one application form per adult which provides us with details of your bank, employer, current Landlord or Letting Agent and other information. You will also have to sign a declaration form and provide us with two forms of ID (one photographic).

Fees

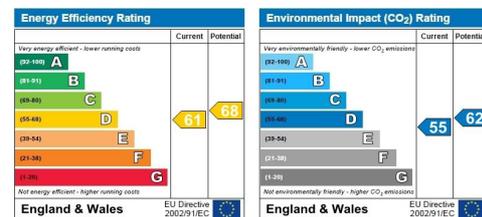
All payments must be in cleared funds prior to move in. Payments can be by cheque, debit card or cash. 2.5% surcharge for credit card. The Administration Fee is £240 for two adults. The Deposit is £725. The first months rent is payable in advance. TOTAL PAYABLE PRIOR TO MOVING IN £1,540. There may be additional fees for guarantors or pets please enquire.

Insurance

The Landlord maintains insurance for the building and contents within the inventory.

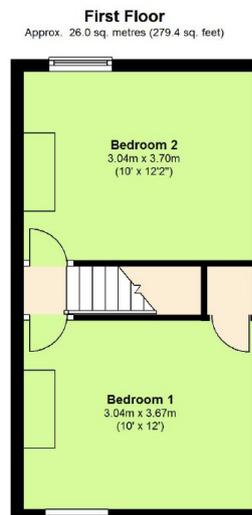
You must insure your own possessions and if you cause any damage to any of the Landlord's items these will be charged to you. You will be required to provide us a copy of your insurance policy should you decided to Let this property. If you would like us to provide you with a competitive contents insurance quote, please ask us for details.

Energy Performance Graphs



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded. MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners. * Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

Floor plans - not to scale



Total area: approx. 62.6 sq. metres (673.7 sq. feet)

