

TO  
LET



28 Closure Place, Peterchurch, Hereford HR2 0RS

£650 pcm



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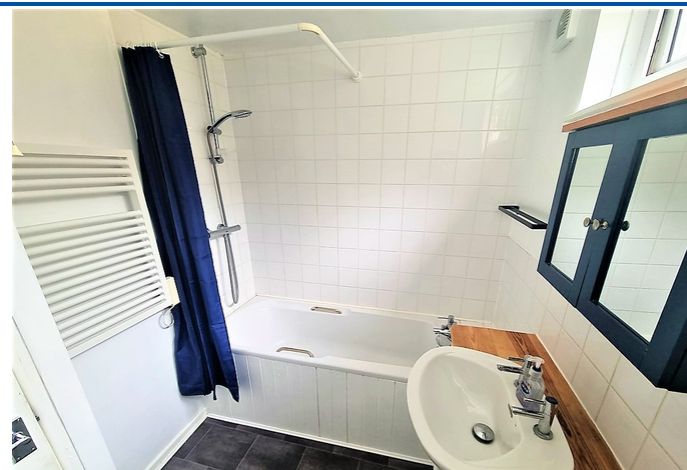


## PROPERTY SUMMARY

Closure Place is a two bedroomed ground floor apartment offering accommodation over a single storey, set within a no through road with views of the church to the rear. Available for immediate occupation. EPC Rating D.

## POINTS OF INTEREST

- *Two Bedroom Apartment*
- *Ground Floor Apartment*
- *Cul-de-sac location*
- *Parking*
- *Popular Herefordshire Village*
- *EPC Rating D*



## ROOM DESCRIPTIONS

### **The Property**

With an entrance door opening into hallway which has three storage cupboards and doors leading off to the main rooms.

The sitting room is spacious with windows to the front and rear along with a newly installed smart controlled electric heating system. The kitchen is fitted with base units, sink, a built in electric oven and hob with fitted cooker hood, having space and plumbing for a washing machine & dishwasher. There is also a useful pantry style cupboard with shelving and window to the rear with views to the Church.

There are two double bedrooms with the main bedroom having fitted wardrobes and a storage cupboard.

The bathroom has a fitted bath with shower over, WC , wash hand basin, heated towel rail

and window to the rear.

Outside the property has communal lawned areas and paved area to the rear. There is also a private outside brick built storage shed and parking available to the front.

### **Services**

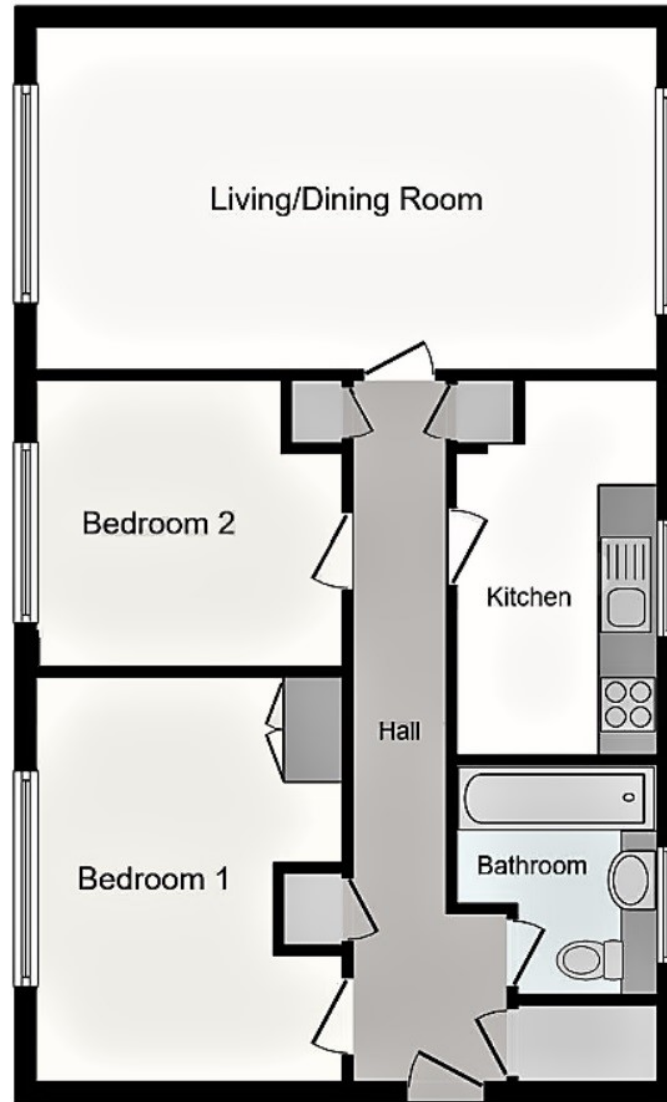
The property is a connected to mains electricity, water and drainage. Superfast Broadband - 80mbps Download 20mbps Upload - Source Ofcom Council Tax - Band A

### **Affordability**

In order to successfully pass referencing a household income of £19,500 will be required. Should a guarantor be required to support the application an income of £23,400 will be needed.

### **Availability**

Available for immediate occupation subject to landlords consent and referencing.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	59	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		72
		EU Directive 2002/91/EC