

TO  
LET



2 Azure Place, Holmer, Hereford HR4 9FH

£1,695 pcm

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

\*Available for occupation end of August 2024\* Built by national and reputable new homes specialists, Bloor Homes and finished to a fantastic standard throughout. This property offers accommodation to include entrance hallway, guest WC, sitting room, breakfast kitchen with integrated fridge, freezer, dishwasher, double oven and large induction hob, utility room, four bedrooms, ensuite facilities, family bathroom, low maintenance enclosed gardens, driveway parking and garage. EPC Rating B. Pets considered.

## POINTS OF INTEREST

- Available For Occupation End Of August 2024
- New Build Property
- Detached Property
- Fantastic Presentation And Accommodation
- Four Bedrooms
- Ensuite Facilities
- Pets Considered
- Long Term Let Available Subject To Landlords Consent / Referencing
- Garage With Power And Lighting
- Driveway Parking
- EPC Rating B



## ROOM DESCRIPTIONS

### **The Property**

On entering the property, the hallway offers, staircase rising to first floor landing, understairs storage cupboard, guest WC, and doors off.

The sitting room offers windows to front and side providing a good amount of natural light to the room. There is ample space for three-piece suite, wall mounted media connection panel, radiator, and hard flooring.

The breakfast kitchen is one of the property's most prominent features with a full range of kitchen cabinets and drawers, integrated appliances to include fridge, freezer, dishwasher, induction hob and double AEG ovens. The worksurfaces are templated granite having an inset sink with mixer taps and draining area. Further fittings include under cupboard LED lighting, matching AEG extractor fan, a selection of downlighters and a generous dining area for table and chairs with double patio doors opening out the gardens.

Off the kitchen is the utility room with matching templated granite worksurfaces, cupboard housing a Worcester boiler, a Zanussi washing machine, recessed trip switches and extractor fan.

Upstairs there are four bedrooms of which three are double rooms with the fourth better suited to a study or single room. To the main bedroom there are built in double wardrobes with hanging space and storage over along with an ensuite shower room. The family bathroom offers both a bath and generous shower along with vanity style storage unit with inset sink, WC, wall mounted mirror fronted cabinet, heated towel rail, splashback wall tiling to complement sanitary fittings, downlighters and extractor fan.

To the outside of the property there is a driveway providing off road private parking and single garage with power and lighting. Having low maintenance borders to the front of the property and a private enclosed gardens laid to lawn and patio area.

### **Affordability**

To successfully pass the income referencing requirements a household income of £50,850 will be required. Should a guarantor be needed to support an application, the guarantor will also need to provide confirmation of an income over £61,020.

### **Availability**

The property will be available for occupation on August 23rd 2024 subject to referencing and landlord consent.

### **Viewings**

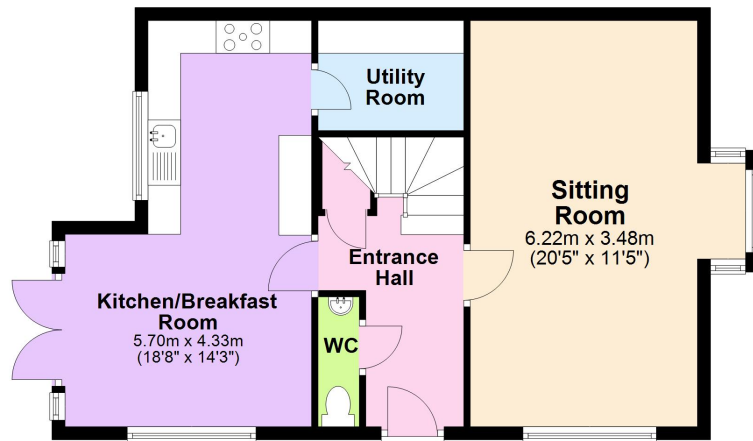
To arrange a viewing please contact our Lettings Department on 01432 355455.

### **Services**

The property is connected to main electricity, water and drainage.

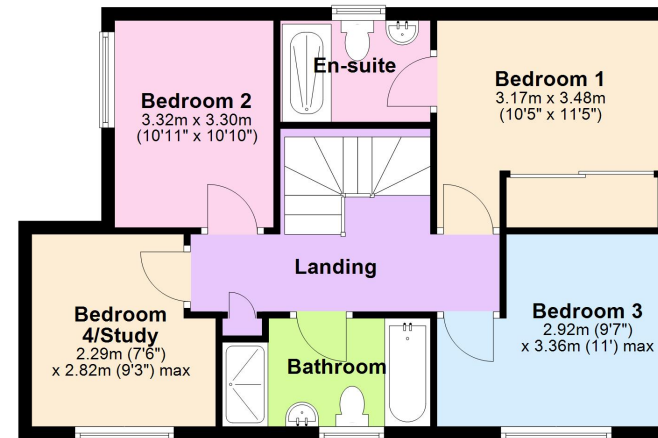
### Ground Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



### First Floor

Approx. 60.1 sq. metres (646.4 sq. feet)



Total area: approx. 117.2 sq. metres (1261.9 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	84
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC