



1 Ryelands Street

Hereford, Herefordshire, HR4 0LA

- Well Presented
- Kitchen/Diner
- Double Bedroom
- Convenient To The City
- Available For Immediate Occupation
- 1 Bedroom Ground Floor Apartment
- Modern Bathroom
- Cellar/Storage Area
- Close to Amenities
- EPC rating D

£595 PCM

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To Protect our clients, staff & Families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property include outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>

Household Income & Affordability

Please Note - To successfully pass an income reference our appointed referencing company requires a minimum household income of £17,850

Agents Note

Please note the property will be let unfurnished.

Kitchen/Diner

14'8" x 8'5" (4.49 x 2.58)

uPVC double glazed door with obscure glass window to side and uPVC double glazed window to side. Offering a range of base and wall mounted cupboards, work surfaces, space for cooker, single drainer sink, wall mounted gas fired boiler, spotlighting, tiled flooring and panel radiator.

Sitting Room

12'11" x 10'8" (3.94 x 3.26)

uPVC double glazed window to side. Having space for furnishings and panel radiator. A staircase from the Sitting Room leads down to a Cellar/Storage Area.

Bedroom

12'11" max x 11'1" / 14'4" into bay (3.96 max x 3.40 / 4.39 into bay)

A double room with uPVC double glazed bay window to front. With television point and panel radiator.

Bathroom

Windows to front and side. Having a white suite offering panel enclosed bath with shower over and splashback screen to side, vanity unit with inset basin, wall mounted heated towel rail, splashback wall tiling to complement fittings, close coupled WC and tiled flooring.

Cellar/Storage Area

10'5" x 13'1" (3.19 x 4.00)

With power and lighting. Offering additional storage.

Outside

Outside there is a communal garden to the rear of the property which is enclosed with border flowerbeds, garden shrubs and lawn.

Services

All mains services are connected

Directions

Ryelands Street can be found off Whitecross Road (A438), just before the Whitecross Fish Bar. The property can be located 500-600 yards on the left hand side as indicated by the Jackson Property To Let Board.

Tenancy Information Portal Link

For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website, this information can be found at the foot of the page titled "Additional Costs".



Total area: approx. 711.2 sq. feet
 These Plans are for Identification and Reference Only.
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

jackson
property

Address: 45 Bridge Street
 Hereford
 HR4 9DG

Tel: 01432 344 779
 Email: hereford@bill-jackson.com
 Web: www.billjackson.com

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.