



Farringdon Avenue, Belmont, Hereford, HR2 7ZH

Guide Price £260,000

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A Modern 3 Bedroom End of Terraced Home, including private garden and designated off-road parking and garage, all set in a quiet cul-de-sac of Belmont, Hereford.

**Hall – Sitting Room – Kitchen/Dining Room – Garden Room – Downstairs WC - 2 Double Bedrooms – Single Bedroom - Family Bathroom – Rear Garden – Front Lawn – Designated Off-Road Parking – Garage – Grid Fed PV Solar Panels**

This 3 bedroom home is offered in good condition and has been modernised to create a wonderful opportunity for first-time buyers or investors. The property is ready to move into with a modern kitchen, bathroom and wood-effect laminate flooring through most of the downstairs. The property also benefits from Grid Fed PV Solar Panels.

Located in a quiet cul-de-sac, the property enjoys the additional benefit of being situated just off a dedicated cycle route, with an under 10 minutes ride to the City Centre. Belmont itself offers numerous amenities; library, GP surgery, pharmacy, natural health centre, Haywood country park with its lakes, as well as the practicalities of supermarket and petrol station.

## The Property

**Entrance Hall –** A path adjacent to the driveway and well manicured front lawn leads up to the half-glazed front door. Open hall greets you with wood laminate flooring, with enclosed WC on your right, and then runs through into the sitting room.

**Sitting Room –** With wood effect laminate flooring giving a warm, cosy feeling to the space, the main reception room is spacious enough for full furniture suite, window overlooking the garden and doorway leading into the Kitchen/Dining Room.

**Kitchen/Dining Room –** Stepping through from the Sitting Room into the bright & modern kitchen, fitted in white cupboard units and black laminate countertops. Integrated are composite sink & a half with





TOTAL FLOOR AREA: 1002 sq ft (93.1 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The actual dimensions and specifications shown hereon may vary without notice and no guarantee is given. Made with Metreplan CS024.

- Private Driveway
- Grid Fed PV Solar Panels
- Single Garage
- Popular Residential Location

