



Rothesay Mead, Belmont, Hereford, HR2 7BJ

Guide Price £240,000

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A Superbly Presented 3 Bedroom Terrace House, enjoying well looked after front & rear gardens, secure private driveway and detached garage, all set on a quiet walk in the popular area of Belmont, Hereford.

Porch – Entrance Hall – Sitting Room – Kitchen – Dining Room – Utility/WC – Storage – 2 Double Bedrooms – Single Bedroom – Family Bathroom – Airing Cupboard – Front & Rear Gardens – Raised Vegetable Beds – Detached Garage – Driveway

Offering open flow downstairs living, this spacious 3 bedroom home is fitted in large windows throughout, giving the whole house a light & airy feel. All three bedrooms are a good-size and include built-in wardrobes for storage. There are private gardens at both the front & rear with raised vegetable beds, driveway and detached garage. The property lies near to local amenities of Tesco Supermarket & Petrol Station, GP Surgery, Pharmacy and more. Belmont is an extremely well connected residential area set at the outskirts of Hereford City, within walking distance of Belmont Country Park with its famed Terrapin pools.

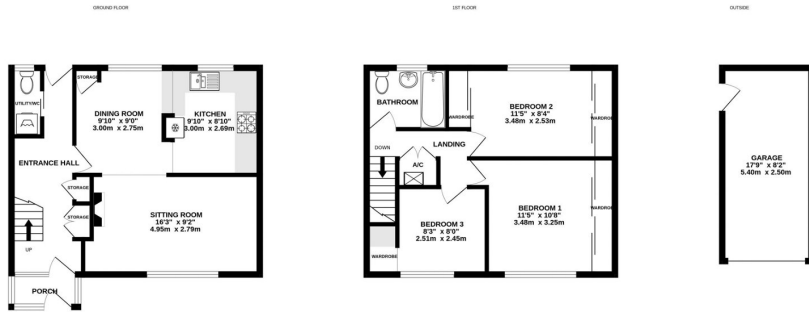
The Property

Porch & Entrance Hall – Stepping into the entrance porch well-lit by uPVC double glazing, with plenty of space for shoe storage. The hallway beyond is fitted in wood effect laminate flooring, with alcove coat hook space and fitted book shelving under the stairs. Two built-in closets on the right-hand side provide handy extra storage. At the far end is a half-glazed rear external door and downstairs WC, which includes space & plumbing for a washing machine.

Kitchen & Dining Room – Wood effect laminate flooring continues into the dining room, which provides ample room for a family table and enjoys open flow directly through to the kitchen. Fully fitted in a range of solid wood cupboard units & countertops above & below, the kitchen comes with integrated appliances including Bosch fan oven, gas hob, extractor fan hood and composite sink & a half with



- 3 Bedrooms w/ Built-in Wardrobes
- Private Front & Rear Gardens
- Open Plan Downstairs Living
- Detached Garage & Driveway



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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