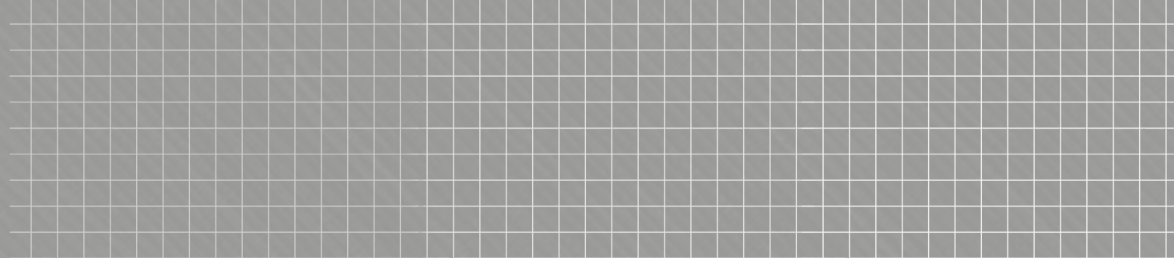




Your Logo



Brook Farm Court, Belmont, Hereford

Guide Price £120,000

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A Well Presented 2 Bedroom First Floor Flat, situated in a private residential enclave available to over 55's, all Offered With No Onward Chain.

Entrance Hall with Storage – Sitting/Dining Room – Kitchen – Large Double Bedroom with Built-in Wardrobe – Further Bedroom – Shower Room – Airing Cupboard – Off-Road Parking – Communal Gardens

The property lies just a stone's throw from the 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

Entrance Hall: L-shaped carpeted hallway accessing all rooms in the property, with a storage closet to the right immediately upon entry and airing cupboard opposite, housing the hot water tank. The hall also includes a phone intercom system for the front door downstairs and loft hatch.

Sitting/Dining Room: A large main reception room, with fitted carpets, electric fireplace, wall mounted lighting and glazed double doors, allowing in plenty of natural light and opening to a juliet balcony. There is ample space for both a full furniture suite and dining table.

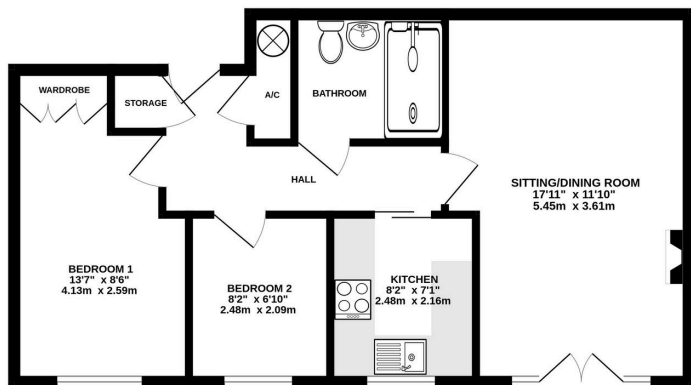
Kitchen: Modern kitchen with a generous number of cupboard units on both sides above & below, topped by laminate countertops with splashback wall tiles behind. Appliances include fan oven, electric hob and composite sink with drainer, with space for a fridge/freezer.

Bedroom 1: Large carpeted double bedroom, including a wide triple window and built-in wardrobes.

Bedroom 2: Further bedroom, also with fitted carpets. Plenty of space for a bed and additional furniture.



FIRST FLOOR



TOTAL FLOOR AREA: 553 sq ft (51.4 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 2 Bedroom First Floor Flat
- Available to Over 55's Only
- Very Close to Local Amenities
- Offered With No Onward Chain
- Communal Gardens
- Off-Road Parking

