



26 Grantham Close, Belmont, HEREFORD, HR2 7ZG

Asking Price £209,995

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## 26 Grantham Close, Belmont, HEREFORD, HR2 7ZG

### NO CHAIN

Trivett Hicks is pleased to offer this modern style two bedroom house. The property is situated to the south of the city in the popular residential area of Belmont. This property is ideal for first time buyers, people who are looking to downsize and investors. Belmont hosts a variety of local amenities to include supermarket, pharmacy, police station, petrol station, with a regular bus service to the city centre of Hereford whilst still offering country walks, including Belmont Country Park and the Belmont Pool nearby.

This well presented property with garage is situated towards the end of a cul-de-sac. The accommodation comprises entrance hall, living room, recently re-fitted kitchen, conservatory all to the ground floor, whilst to the first floor two bedrooms and a bathroom with shower. The property benefits from double glazing, gas fired central heating and an enclosed rear garden.

### FULL DETAILS

#### GROUND FLOOR

##### ENTRANCE HALL

Radiator, power point, stairs to the first floor, door to:

##### LIVING ROOM 16'7" x 11'9" (5.07 x 3.60 )

Double glazed window to the front aspect, two radiators, TV point, power points, dado rail, textured ceiling, feature fireplace with wooden surround and marble effect hearth, door to:

##### KITCHEN/BREAKFAST ROOM 11'9" x 7'9" (3.60 x 2.38 )

Fitted with a matching range of base and eye level units, stainless steel sink unit with mixer tap, splashbacks, vent for tumble dryer, space for automatic washing machine, fitted electric oven, four ring ceramic hob with stainless steel extractor hood over, double glazed window to the rear aspect, vinyl stone effect flooring, power points, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, double glazed obscure door to:

##### CONSERVATORY 8'5" x 12'6" (2.57m x 3.83m)

Double glazed windows to the rear aspect, radiator, vinyl stone effect flooring, power points, double glazed double doors to the rear garden.

#### FIRST FLOOR

##### LANDING

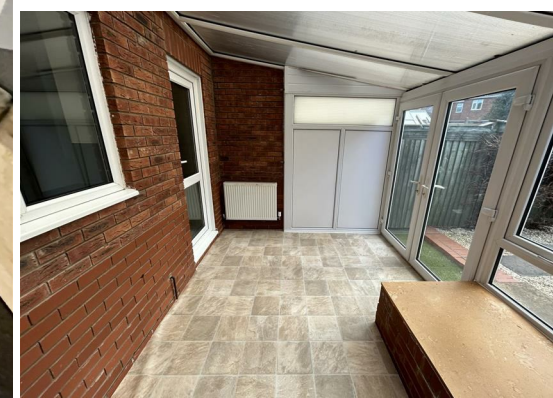
Power point, access to the roof space, door to:

##### BATHROOM

Fitted with three piece suite comprising panelled bath with fitted Mira electric shower over, pedestal wash hand basin, low-level WC, tiled splashbacks, heated towel rail, obscure double glazed window to the rear aspect, radiator and vinyl stone effect granite flooring.

##### MASTER BEDROOM 11'8" x 9'8" (3.56m x 2.95m)

Double glazed window to the front aspect, radiator, power points and fitted double wardrobe.







**BEDROOM 2 10'9" x 6'9" (3.28 x 2.08)**

Double glazed window to the rear aspect, radiator, power points, textured ceiling, fitted wardrobe and separate fitted cupboard

**COUNCIL TAX**

Band B 2022/2023 (A reduction may be applicable for single occupancy).

**MONEY LAUNDERING REGULATIONS**

Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

**LOCAL AUTHORITY**

Herefordshire Council Tel no: 01432 260000.

**TENURE**

Freehold.

**DIRECTIONS**

From the City Centre, take the A465 in the direction of Abergavenny. Proceed along Belmont Road and at the roundabout adjacent to Tesco, take the third exit into Northolme Road. Continue down this road and at the roundabout take the third exit into Grantham Close. The property will be found halfway along the close on the right hand side.

**TO VIEW**

Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300.

**N.B.**

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. 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. 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. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

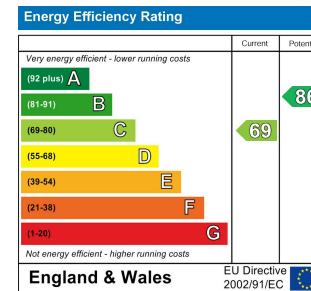
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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