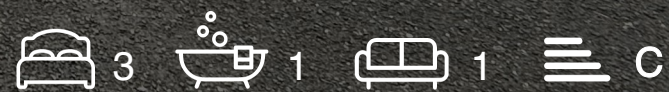




9 Stanbrook Road, Belmont, Hereford, HR2 7ZA

Asking Price £259,950



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A well presented modern house situated towards the south-western outskirts of the city of Hereford. The property is in good condition throughout and offers a light living room thanks to the large bay window, stylish fitted kitchen, utility and cloakroom which has been formed out of a portion of the original garage space, three good size bedrooms and bathroom. The enclosed garden to the rear is a good size and faces west, resulting in plenty of afternoon and evening sunshine.

uPVC double glazed door to:

Hall

Double radiator, light, door to:

Living Room 16'11" x 11'9" (5.16m x 3.58m)

UPVC double glazed bay window to front, double radiator, telephone point, TV point, power points, light, stairs to first floor, door to:

Kitchen 8'2" x 11'8" (2.48m x 3.56m)

Fitted with a matching range of eye level wall cupboards with worktop space over, stainless steel sink with round bowl, plumbing for washing machine, space under for fridge, space for slimline dishwasher, space for cooker, uPVC double glazed window to rear, LVT flooring, power points, light, opening to:

Utility 6'8" x 5'2" (2.04m x 1.57m)

Space for upright fridge and freezer, double radiator, tiled floor, power points, light, door to:

WC

Wash hand basin, low-level WC, extractor fan, double radiator, tiled floor, automatic light.

Landing

Power points, light, access to roof space, door to boiler cupboard with slatted shelving. Doors to:

Bedroom 1 11'8" x 11'9" (3.56m x 3.58m)

(partially restricted headroom) UPVC double glazed window to front, double radiator, power points, light.

Bedroom 2 11'5" x 7'9" (3.49m x 2.37m)

UPVC double glazed window to front, power points, light, double radiator.

Bedroom 3 8'4" x 9'8" (2.55m x 2.95m)

UPVC double glazed window to rear, double radiator, power points, light.





Bathroom

With panelled bath with mains shower over, pedestal wash hand basin, low-level WC, extractor fan, uPVC frosted double glazed window to rear, heated towel rail, tiled floor, light.

Outside

To the front of the property is a lawned garden with pathway to the front door and a driveway, providing off road parking and access to the Garage 2.62m x 2.17m (8'7" x 7'1") with up and over door and door to garden. The rear garden is a good size and comprises a paved patio with enclosed lawned garden.

INDEPENDENT FINANCIAL ADVICE

We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000. Band C, £2,140.95 (2025/26)

MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation and proof of funds at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

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.

SERVICES

Mains water, electricity, gas and drainage are believed to be connected to the property.

TENURE

Freehold

VIEWING ARRANGEMENTS

Strictly by arrangement with the Selling Agents, Trivett Hicks, 10 St Peters Street. Hereford. Tel: (01432) 274300.



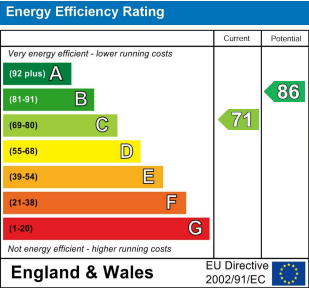
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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