



## 7 Ward Street , Belmont, BL7 8AN

1/2 bedroom cottage, situated in sought after location in the heart of Belmont Village, lounge with beam ceiling, dining kitchen, good size main bedroom with beam ceiling, small second room ideal for a cot or office, bathroom with overhead shower, front garden and side garden areas. Sorry no pets! Unfortunately, certain restrictions may apply when being considered for this property.

**£800 Per Calendar Month**

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- 1/2 bedroom end cottage
- Dining kitchen
- Office/cot size spare room
- Gas C/H
- Sought after location
- Bathroom with shower over
- Double glazed
- Good size main bedroom



[Directions](#)





# Floor Plan

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>	<b>1</b>	<b>1</b>	
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	