

for sale

£230,000



Merryhill Terrace Belmont Hereford HR2 9RT

A charming three-bedroom end of terrace property with no onward chain, boasting off-road parking, a large garden and beautiful countryside views from the front. Must be viewed!

Merryhill Terrace Belmont Hereford HR2 9RT

Entrance Porch

A wooden built porch with a door at the front, and further door leading into the entrance hall.

Entrance Hall

An enclosed entrance hall with a ceiling light point and further door leading into the lounge.

Lounge

12' 1" Max x 12' (3.68m Max x 3.66m)

Double glazed window to front, ceiling light point, central heating radiator, gas connection for potential fireplace, stairs to first floor landing and a further door giving access to:

Kitchen

18' 4" x 6' 9" Max (5.59m x 2.06m Max)

Fitted wall and base units with work surfaces over, one and a half bowl sink and drainer with splash back tiling to walls, spaces for under counter fridge and freezer, plumbing for a dishwasher and space for a gas oven. With two double glazed windows to side elevation, ceiling light point and central heating radiator.

Downstairs Shower Room

Briefly comprising; low level w.c, wash hand basin, modern shower cubicle, central heating radiator, ceiling light point and a double glazed obscured window to the rear.

Landing

Ceiling light point and doors leading to:



Bedroom One

12' 11" x 9' 3" (3.94m x 2.82m)

Double glazed window to front elevation, ceiling light point, original feature fireplace, central heating radiator and built in storage cupboard.

Bedroom Two

10' 10" x 6' 1" (3.30m x 1.85m)

Double glazed window to rear elevation, central heating radiator and ceiling light point.

Bedroom Three

7' 10" x 8' 4" (2.39m x 2.54m)

Double glazed window to rear elevation, ceiling light point and central heating radiator.

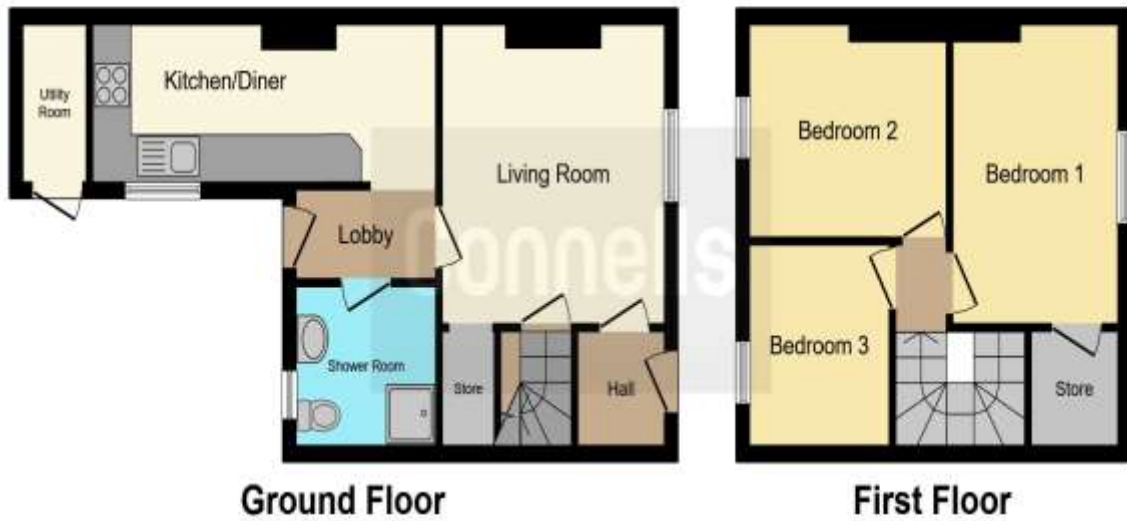
Outdoor Store

A brick built storage shed attached at the rear of the property, with power lighting and plumbing for utilities.

Garden

The expansive garden to the side of this property is a verdant retreat, adorned with a well maintained lawn that invites relaxation and outdoor activities. Hedges line the borders providing both privacy and a touch of natural elegance. At the end of the garden, you'll discover a gated area that provides additional parking. At the rear of the property you will find a sheltered patio area with a gate leading back to the front of the property and a rear door leading inside. Please note, there is a right of way to the side and across the rear of this property allowing neighbouring properties access.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HER314542 - 0003

Tenure: Freehold

EPC Rating: Awaited

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