

for sale

£290,000



## Abingdon Drive Belmont Hereford HR2 7YY

A four bedroom detached property located in the popular Belmont neighbourhood, offering further potential throughout. Additionally benefiting from a spacious ground floor layout, off road parking and an enclosed rear garden.

# Abingdon Drive Belmont Hereford HR2 7YY

## Entrance Hall

Spotlights to ceiling, central heating radiator and door to lounge.

## Cloakroom

Low level WC, central heating radiator, wash hand basin and ceiling light point.

## Lounge

15' 8" in bay x 11' 7" ( 4.78m in bay x 3.53m )

Double glazed bay window to front elevation, ceiling light point, central heating radiator and opening into dining room.

## Dining Room

8' 10" x 9' 10" ( 2.69m x 3.00m )

Ceiling light point, central heating radiator and double glazed sliding door to garden.

## Reception Room/Bedroom Four

7' 8" max x 16' 1" ( 2.34m max x 4.90m )

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

## Kitchen

9' 9" x 8' 9" ( 2.97m x 2.67m )

Matching wall and base units, roll top work surfaces, one bowl sink and drainer, splashback tiles, intergrated oven, gas hob and cooker hood over, space for fridge freezer, plumbing for washing machine, ceiling light point, double glazed window to rear elevation, central heating radiator and door to garden.



## Landing

Double glazed window to side elevation, ceiling light point, central heating radiator and door to en suite.

## Bedroom One

10' 11" x 9' 8" ( 3.33m x 2.95m )

Double glazed window to rear elevation, ceiling light point, central heating radiator, built in wardrobe with mirrored doors.

## En Suite

Low level WC, wash hand basin, plumbing for shower, double glazed obscure window to rear elevation and ceiling light point.

## Bedroom Two

10' 3" x 10' 5" ( 3.12m x 3.17m )

Double glazed window to front elevation, ceiling light point, central heating radiator and built in wardrobes.

## Bedroom Three

7' 5" x 9' ( 2.26m x 2.74m )

Ceiling light point, central heating radiator and double glazed window to front elevation.

## Bathroom

Bath, lower level WC, wash hand basin, double glazed obscure window to rear elevation, ceiling light point, central heating radiator and part tiling.

## Rear Garden

Private not over looked garden with slab and stine patio, lawn, fencing, garden shed and side access to front.





**Ground Floor**

**First Floor**

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Property Ref: HER314733 - 0004

**Tenure:** Freehold

**EPC Rating:** D

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