

for sale

offers over **£150,000**



Blackthorn Close Belmont Hereford HR2 7XU

INVESTORS ONLY — A one-bedroom terraced property sold with no onward chain, featuring off-road parking and an enclosed garden. Sold with tenants in situ, offering an immediate, ready-made investment opportunity.

Blackthorn Close Belmont Hereford HR2 7XU

Entrance Porch

Ceiling light point, double glazed window to front and a further door giving access to the lounge.

Lounge

Double glazed window to side, ceiling light point, electric radiator, stairs to first floor landing and an archway into the kitchen.

Kitchen

A range of matching wall and base units, space for a freestanding electric oven and extractor hood, under counter fridge and freezer, plumbing for washing machine and a window overlooking the garden.

Landing

Loft hatch and ceiling light point.

Bedroom

Double bedroom with built in storage cupboards, double glazed window and ceiling light point.

Bathroom

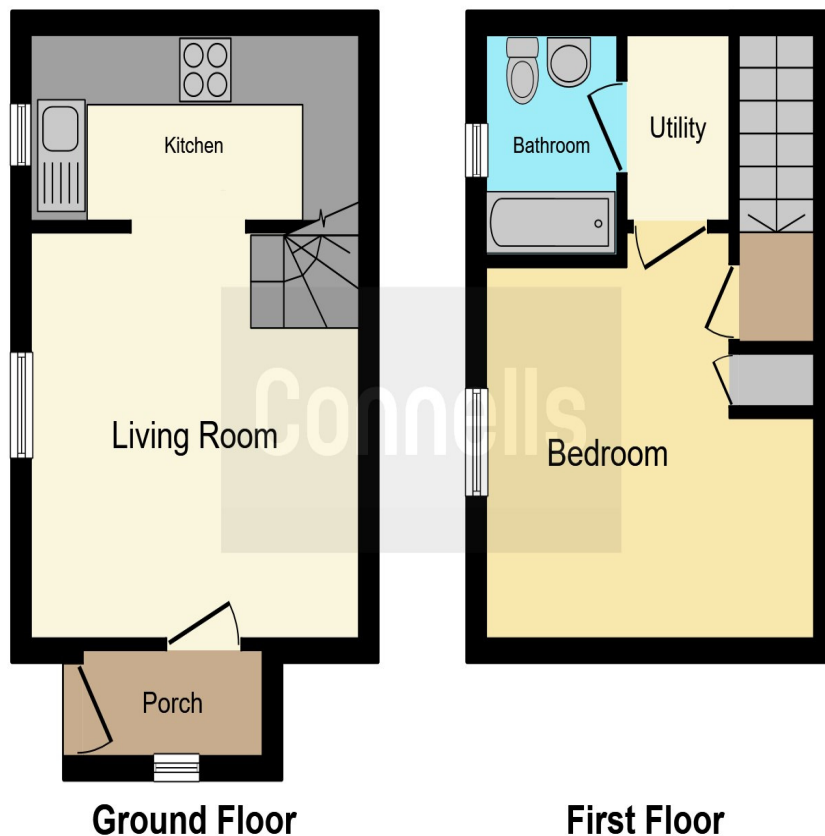
Modern white suite including, low level wc, basin with vanity and bath with shower over.

Outside

To the front there is off road parking for 2 cars. A gate then leads to a private garden to the side of the property. The garden is low maintenance and is enclosed by fence.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01432 267 511
E hereford@connells.co.uk

23 King Street
 HEREFORD HR4 9BX

Property Ref: HER315700 - 0007

Tenure: Freehold EPC Rating: D

Council Tax Band: A

view this property online connells.co.uk/Property/HER315700



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk