

for sale

£220,000



Belmont Road Hereford HR2 7HA

We advise that an offer has been made for the above property in the sum of £210,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

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Approach

A drop curb giving access to the driveway which leads down the side of the home with a lawn area to the front. There is a side gate giving access to the rear garden and a wall to the boundaries and the door to the front gives access to:

Entrance Hall

Double glazed door to the front, double glazed window to the side elevation, stairs leading to the first floor landing, ceiling light point, central heating radiator and door leading to:

Lounge

14' 7" Max x 12' 6" Into Bay (4.45m Max x 3.81m Into Bay)

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

Kitchen

11' 7" x 8' 10" (3.53m x 2.69m)

Double glazed French doors to the rear giving access to the rear garden, central heating radiator, storage cupboard and ceiling light point.

Dining Room

9' 11" x 8' 4" (3.02m x 2.54m)

Double glazed French doors to the rear giving access to the rear garden, central heating radiator, storage cupboard and ceiling light point.

Inner Hallway

Double glazed door to the rear giving access to the rear garden and door leading to the downstairs W.C.

Downstairs W.C,

Low level W.C and ceiling light point.



First Floor Landing

Double glazed window to side elevation, loft access, airing cupboard which houses the central heating boiler, spot lights to ceiling and doors leading to:

Bedroom One

13' 5" x 11' Max (4.09m x 3.35m Max)

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

Bedroom Two

9' 10" x 9' 11" (3.00m x 3.02m)

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

Bedroom Three

11' x 7' 5" Max (3.35m x 2.26m Max)

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

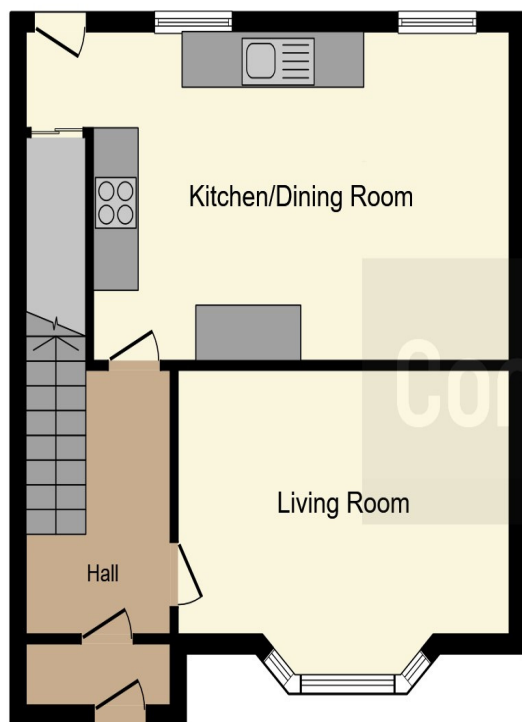
Bathroom

A modern white suite briefly comprising: bath with mixer taps, separate shower, wash hand basin vanity unit with integrated W.C, part tiling to walls, extra fan, spot lights to ceiling and two double glazed obscure windows to rear elevation.

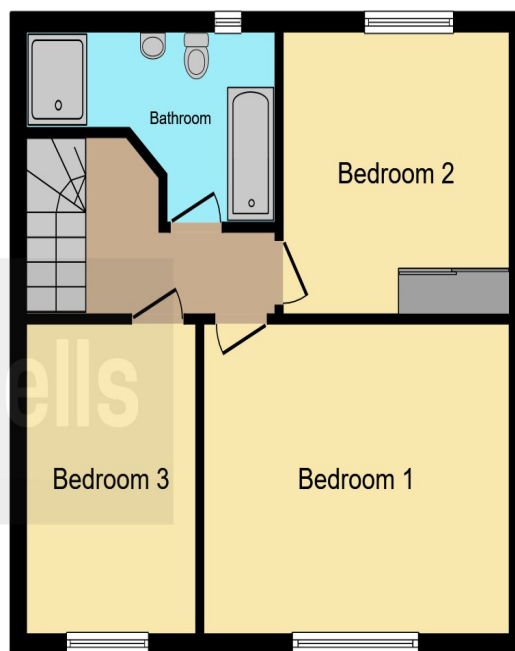
Rear Garden

A good size garden which has a slab paved area perfect for entertain guest which leads to the lawn with fencing to the borders. There is a decking area to the end which is perfect for relaxing and enjoying the sun with a side gate which gives access back to the front of the home.





Ground Floor



First Floor

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

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23 King Street
 HEREFORD HR4 9BX

Property Ref: HER315584 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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