

for sale

£185,000



## Belmont Avenue Hereford HR2 7JQ

A four bedroom, mid-terrace property with an extended plot size and scope for further development. Located in the Hunderton neighbourhood, less than one mile from the City Centre offering an ideal investment opportunity.



# Belmont Avenue Hereford HR2 7JQ

## Entrance Hall

Ceiling light point, radiator, stairs to first floor landing and doors giving access to all ground floor accommodation.

## Lounge

11' 1" x 11' 8" ( 3.38m x 3.56m )

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

## Dining Room / Bedroom Four

11' x 11' 11" ( 3.35m x 3.63m )

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

## Kitchen

11' 3" x 9' ( 3.43m x 2.74m )

Fitted wall and base units with roll top work surfaces, one bowl sink and drainer, splash back tiling, integrated fridge/freezer, space for freestanding oven and plumbing for washing machine, ceiling light point, double glazed window to rear and a side door giving access to the garden.

## Landing

Ceiling light point, built in storage and radiator.





## Bedroom One

11' 6" x 12' 2" ( 3.51m x 3.71m )

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

## Bedroom Two

11' 6" x 12' 1" ( 3.51m x 3.68m )

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

## Bedroom Three

7' 11" x 8' 9" ( 2.41m x 2.67m )

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

## Shower Room

Walk in corner shower, w/c, wash hand basin with vanity storage, towel rail, ceiling light point and double glazed obscure window to rear.

## Garden

A small, low maintenance garden rear garden with outdoor storage and a side gate giving access to the front of the property, and an additional gate giving access to further private land that could be incorporated into the rear garden.





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](http://www.focalagent.com)

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Property Ref: HER315467 - 0003

Tenure: Freehold EPC Rating: E

Council Tax Band: B

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