

for sale

£240,000



Wenlock Close Belmont Hereford HR2 7UZ

Situated in this popular residential location to the South of Hereford City an immaculately presented 3 bedroom detached property offered for sale with no onward chain. The property benefits from an open plan lounge / dining area, snug, downstairs w/c and extended rear garden, viewing essential.

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Entrance Hall

With front aspect double glazed door, radiator, stairs leading to the first floor, " Hive " central heating control point.

Open Plan Lounge / Dining Area

27' 4" Into bay x 12' 5" (8.33m Into bay x 3.78m)

With front aspect double glazed bay window, double glazed patio door leading to the rear garden, radiator, telephone point, tv point, room for dining room table and chairs and laminate flooring.

Kitchen

13' 6" x 7' 5" (4.11m x 2.26m)

Fitted kitchen with range of wall and base units, rear aspect double glazed window, open access to the snug, 1 and 1/2 bowl stainless steel sink and drainer, ample work surfaces, tiled wall surrounds, gas hob, electric oven with cooker hood over, room for fridge freezer, radiator and laminate flooring.

Cloakroom

With w/c, wash hand basin, tiled splashback, radiator and laminate flooring.

Snug

10' 11" x 7' 9" (3.33m x 2.36m)

With double glazed doors leading to the rear garden, radiator, vinyl flooring with doorway providing access to the small utility / lobby area.

Landing

With stairs from the entrance hall, side aspect double glazed window, airing cupboard housing the central heating boiler, loft access and fitted carpet.

Master Bedroom

8' 10" x 12' 2" (2.69m x 3.71m)

With rear aspect double glazed window, built in wardrobe, radiator, tv point and fitted carpet.

Bedroom 2

8' 11" x 9' 8" (2.72m x 2.95m)

With front aspect double glazed window, built in wardrobe, radiator, tv point and fitted carpet.



Bedroom 3

6' 6" x 8' (1.98m x 2.44m)

With rear aspect double glazed window, radiator and fitted carpet.

Bathroom

With front aspect double glazed window, radiator, bath with mixer tap and shower over, wash hand basin, extractor fan, shaver point, fully tiled wall surrounds and vinyl flooring.

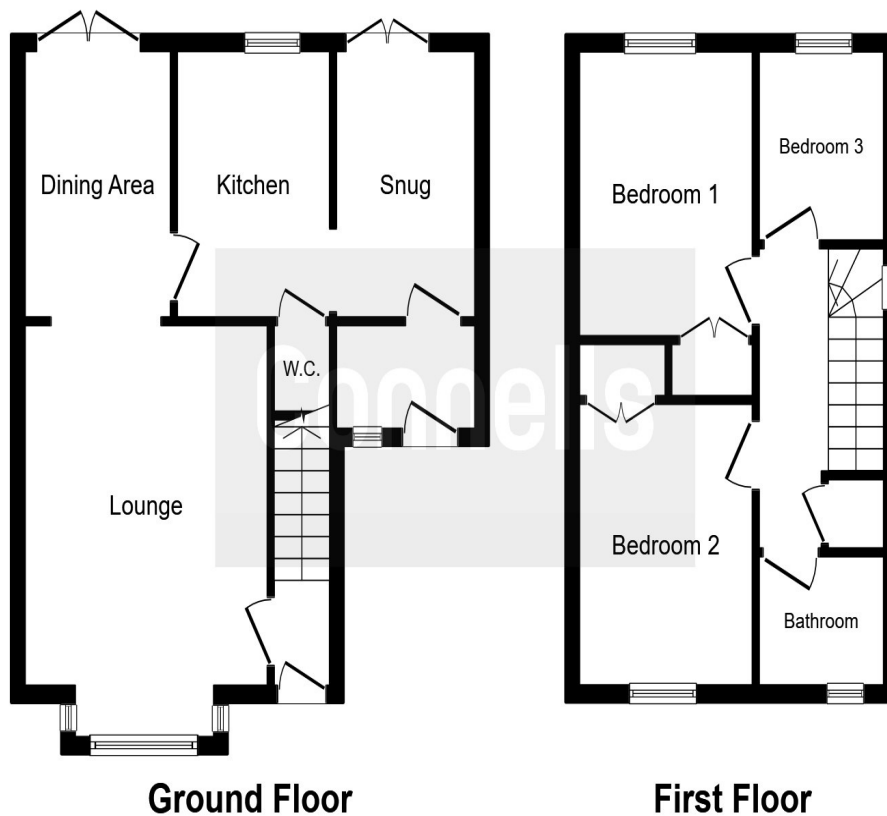
Front Garden

With a tarmac driveway leading to a brick paved area providing additional parking. Other useful features include an outside light and power supply.

Rear Garden

A well presented and recently extended rear garden enclosed by fencing to maintain privacy. The garden is mainly laid to patio bordered by stone and bark chippings with elevated lawn area. Other useful features include an outside tap and a gated side passageway providing access to the front driveway.





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).
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directions to this property:

Proceed out of Hereford City along the Belmont Road taking the 3rd exit at the roundabout on to Northholme Road. At the mini roundabout, turn left into Dorchester Way. After approximately 100 yards turn left into Oulton Avenue and 2nd right into Wenlock Close

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: HER311989 - 0003

Tenure: Freehold

EPC Rating: D

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