



## 5 ABINGDON DRIVE

BELMONT, HEREFORD HR2 7YY

£245,000  
FREEHOLD

Located in a sought-after residential area close to local amenities, this three-bedroom semi-detached home features a garage, private garden, and off-street parking. An excellent opportunity for first-time buyers. Offered with no onward chain.



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- Three bedroom semi detached house • Ideal first time buyer/small family accommodation • No onward chain • Popular residential location • Garage & driveway parking • Must be viewed!



### Ground floor

Canopy porch with entrance door into the

### Entrance hall

With fitted carpet, ceiling light point, radiator, carpeted stairs leading to the first floor, gas central heating thermostat and doors to

### Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, radiator, ceiling light point, double glazed window and wall mounted fuse box.

### Living Room

With vinyl flooring, double glazed window to front, radiator, gas fireplace with feature surround, ceiling light point, dado rail and door leading into the

### Kitchen/dining room

Fitted with matching wall and base units, work surface space over, 1 1/2 bowl sink and drainer unit, electric oven with four ring electric hob and extractor hood over, under counter space for washing machine and under counter fridge, ample space for dining, radiator, tiled floor, useful understair storage cupboard, double glazed window and door to the rear.

### First floor landing

With fitted carpet, loft hatch, ceiling light point, useful airing cupboard without water cylinder and doors into

### Bedroom one

With fitted carpet, ceiling light point, radiator, double glazed window, fitted wardrobes and fitted drawers.

### Bedroom two

With fitted carpet, radiator, double glazed window and ceiling light point.

### Bedroom three

With fitted carpet, radiator, double glazed window and ceiling light point.

### Bathroom

Three piece suite comprising panelled bath with electric shower over and tiled surround, low flush w/c, pedestal wash hand basin with tiled splash back, double glazed window and chrome heated towel rail.

### Outside

To the rear there is a paved patio area with useful outside power points and tap with an area of lawn enclosed by fencing with a border of shrubbery. There is an access gate leading out to the tarmac driveway with access to the single garage with light and power.

### Outgoings

Water and drainage rates are payable.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

### Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

### Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

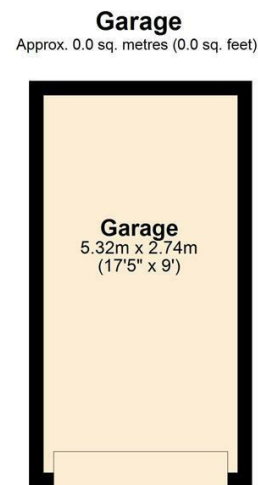
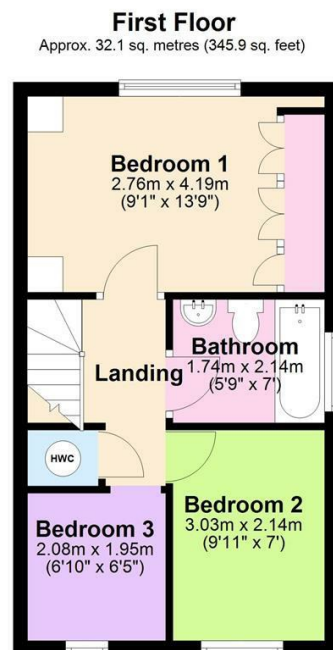
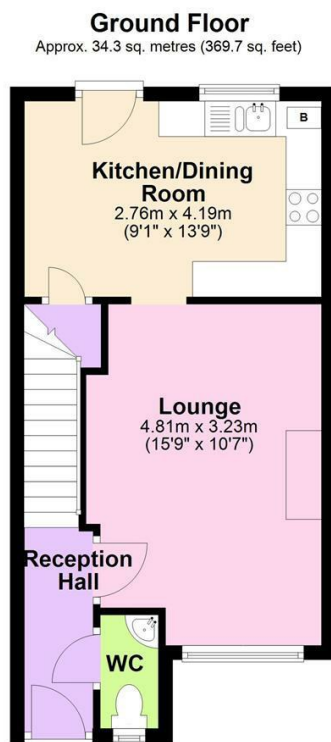


## Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## 5 ABINGDON DRIVE





Total area: approx. 66.5 sq. metres (715.6 sq. feet)

5 Abingdon Drive, Belmont, Hereford

**EPC Rating: D**     **Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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