



MAYFIELD BELMONT

HEREFORD HR2 9SH

£295,000
FREEHOLD

Situated in a semi-rural location within easy reach of Hereford city centre, a spacious 3 bedroom detached bungalow offered for sale with no onward chain.

Although in need of complete modernisation and refurbishment the property offers a wealth of potential and we recommend an internal inspection.



MAYFIELD BELMONT

- Good sized plot
- Spacious 3 bedroom detached bungalow
- Requires complete refurbishment and modernisation
- Detached double garage
- A wealth of potential
- No onward chain



Entrance Porch

With double glazed windows and a partially glazed entrance door to the

Lounge

With double radiator, double glazed window to the front aspect, a further radiator, corner brick fireplace with hearth and display mantel over, door to bedroom two, door to the inner hall and door to the

Inner Hallway

With a door to

Dining/Family Room

With double glazed bay window to the front aspect, fireplace with hearth and display mantel over, exposed beam effect ceiling, radiator, door to the side lobby and door to bedroom one.

Breakfast Room

With storage cupboards, walk in pantry, double glazed side window, radiator and door to the

Large Cloakroom

With pedestal wash hand basin, radiator, double glazed side window, WC and airing cupboard.

Kitchen

With a stable door to the

Utility Room

With double glazed side window and access to the

Side Lobby

With double glazed windows and door to the side and an internal sliding patio door.

Bedroom 1

With double glazed window to the front aspect, radiator, fitted wardrobes, corner store cupboard, picture rail, coved ceiling and door to the

Ensuite Shower Room

With pedestal wash hand basin, low flush WC, corner shower cubicle, radiator, double glazed window.

Bedroom 2

With double glazed windows to the front and side aspects, fitted wardrobes, picture rail, radiator.

Bedroom 3

With built in store cupboard, picture rail, radiator, double glazed window to the side.

Bathroom

In need of modernisation and currently comprising bath, pedestal wash hand basin, WC, panelled walls, double glazed windows and a radiator.

Outside

To the side of the property is a drive providing off road parking which leads to an Integral Single Garage and access to a

Detached Double Garage

With up and over door and door to the rear

The property stands in a good sized plot with the gardens requiring clearance and maintenance but all

well enclosed by hedging for privacy and with a range of outbuildings

Directions

Proceed south out of Hereford on the Belmont Road (A465 Abergavenny Road) after passing Belmont Abbey take the next turning right to Clehonger and Mayfield is the first property on your right hand side.

Property Services

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

Outgoings

Council tax band 'X' - £X for 2025/2026

Water and drainage rates are payable.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing

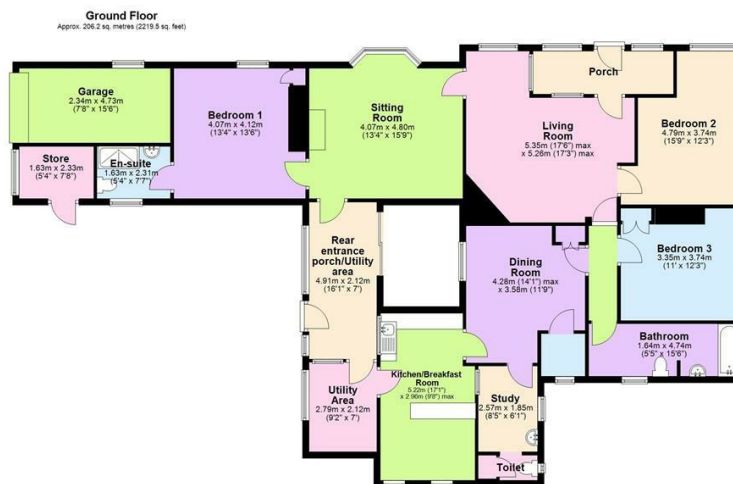
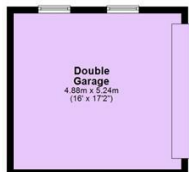
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 35545

Money Laundering Regulations

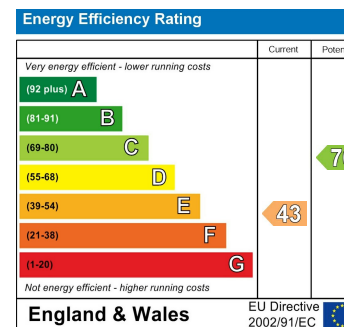
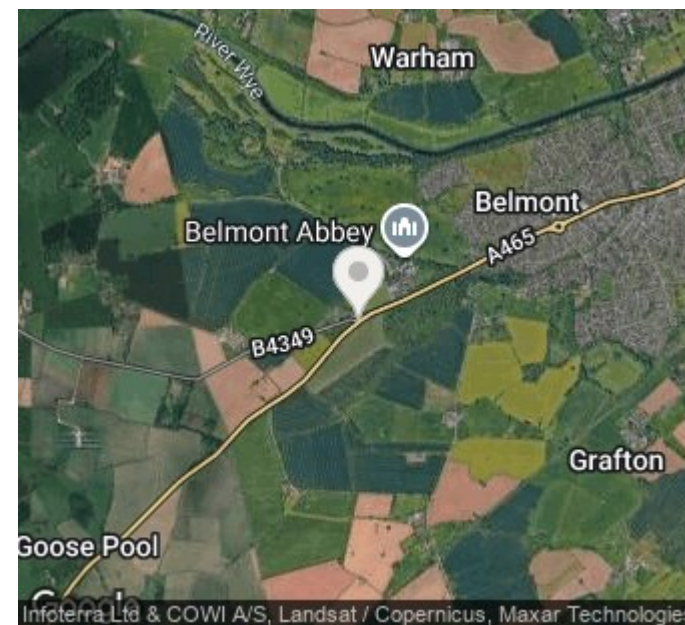
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Total area: approx. 206.2 sq. metres (2219.5 sq. feet)



EPC Rating: E Council Tax Band: F

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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