



## 1 NEWTOWN COTTAGES

BELMONT ROAD, HEREFORD HR2 7HD

£285,000  
FREEHOLD

Situated south of Hereford City, a fantastic two bedroom semi detached house offering ideal first time buyer/family accommodation. The property which offers immaculately presented and spacious living to the ground floor, two double bedrooms to the first floor, a fantastic rear garden, detached double garage and ample driveway parking. A viewing is highly recommended.





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- Older style semi detached house • Ample driveway parking, good sized garden & double garage • Two double bedrooms • Immaculately presented throughout • Must be viewed!
- Modern kitchen & bathroom, utility & downstairs W/C



## Full Description

Situated south of Hereford City, a fantastic two bedroom semi detached house offering ideal first time buyer/family accommodation. The property which offers immaculately presented and spacious living to the ground floor, two double bedrooms to the first floor, a fantastic rear garden, detached double garage and ample driveway parking. A viewing is highly recommended.

## Ground floor

Canopy porch with entrance door into

## Entrance hall

With tiled floor, radiator, space for coat storage, carpeted stairs leading up with under stair storage cupboard, ceiling light point and door into

## Study/playroom

With tiled floor, feature original fireplace, radiator, double glazed window overlooking the rear garden, two ceiling light points, archway opening into the living room and door into the kitchen.

## Living room

With tiled floor, double glazed window to the front, ceiling light point, radiator, feature wood burning stove with tiled hearth and feature brick surround.

## Kitchen

A beautifully fitted farmhouse style kitchen with matching wall and base units, solid wood work surfaces, Belfast sink, integrated appliances to include

fridge/freezer and dishwasher, range master cooker with 5 ring gas hob and electric oven below with cooker hood over. Recess spotlights, tiled floor, radiator and doors into

## Utility room

With fitted wall and base units, solid wood work surfaces, Belfast sink, integrated washing machine and tumble dryer, tiled splash backs, radiator, tiled floor, double glazed window, ceiling light point, wall mounted Worcester Bosch gas central heating boiler & fitted ailer.

## Downstairs W/C

With low flush w/c, pedestal wash hand basin, ceiling light point, radiator, tiled floor, double glazed window and fitted storage with extra space for coats and shoes.

## Conservatory

With tiled floor, two wall lights, power points, double glazed windows and doors out to the rear.

## First floor landing

With fitted carpet, ceiling light point, radiator, loft hatch and doors to

## Bedroom 1

With fitted carpet, feature fireplace, built in wardrobes, radiator, ceiling light point and double glazed window.

## Bedroom 2

With fitted carpet, built in wardrobes, ceiling light point, radiator, double glazed window and feature fireplace.

### Bathroom

Three piece white suite comprising, roll top bath with mains fitment rainfall shower head over, low flush w/c, pedestal wash hand basin, radiator, electric heater, double glazed window and recess spotlights.

### Outside

The property is approached via two five bar wooden gates opening out onto the a large gravelled driveway providing off road parking for several vehicles with side access gate to the rear garden and up and over door to the large double garage. To the rear a fantastic south facing garden making it a perfect suntrap/entertaining space. With a paved patio area leading down to a further concrete patio with pathway leading to the side access gate and to the personal door to the large garage. The remainder of the garden is laid to lawn enclosed by hedging and fencing with an outside wooden storage shed and chicken run. Useful outside tap and outside power points. Detached double garageA fantastic space with light and power and a woodburning stove making it a perfect space for a workshop or games room with ample space for storage also. Up and over door to front, personal door to the side.

### Directions

Proceed south out of Hereford on Belmont Road, proceed past the speed camera and the property is situated on the left hand side as indicated by the agents for sale board.

### Services

Mains water, electricity and gas are connected. Private drainage (septic tank). Gas-fired central heating. Telephone (subject to transfer regulations). Outgoings- Council tax band C - £2140.95 for 2025/2026 Water and drainage rates are payable. Viewings-Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm Money Laundering Regulations-Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

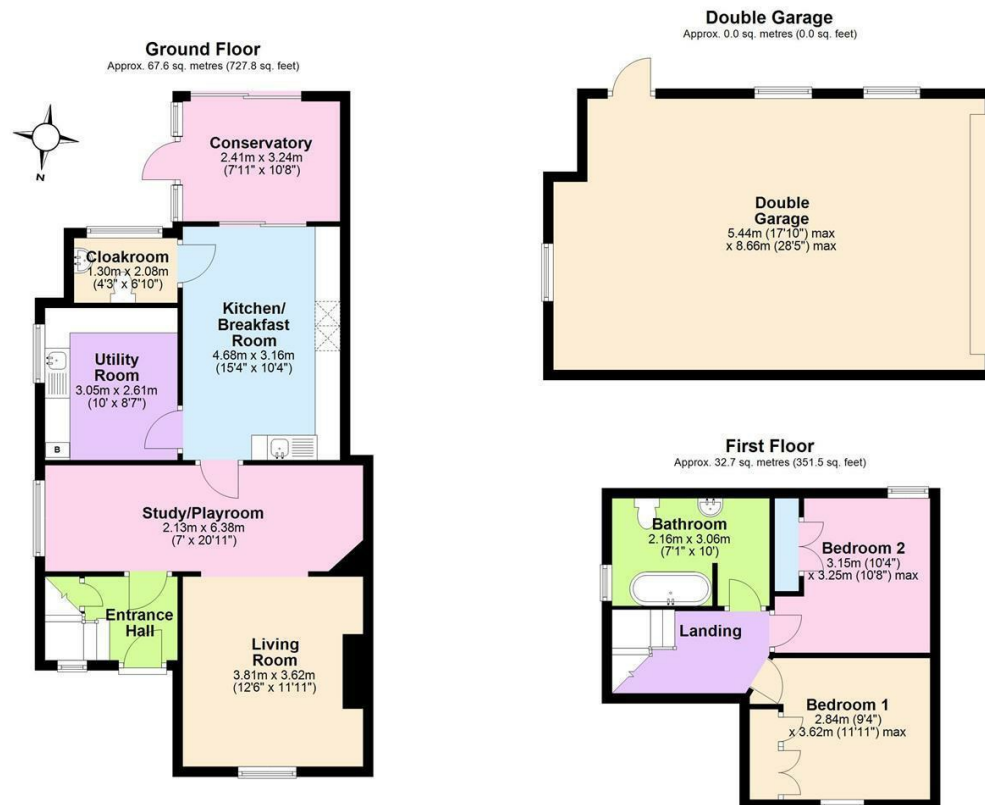
### Agents note

The property has previously suffered from water ingress so any potential purchaser should carry out the necessary research and due diligence before committing to a purchase.

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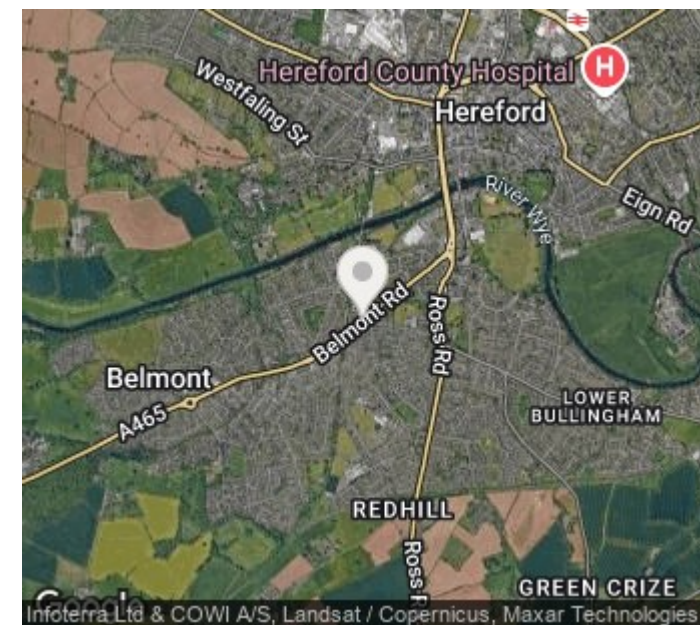






Total area: approx. 100.3 sq. metres (1079.3 sq. feet)  
1 Newton Cottages, Belmont, Hereford

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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  |                         |           |
|                                             | 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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