



141 BELMONT ROAD

HEREFORD HR2 7JR

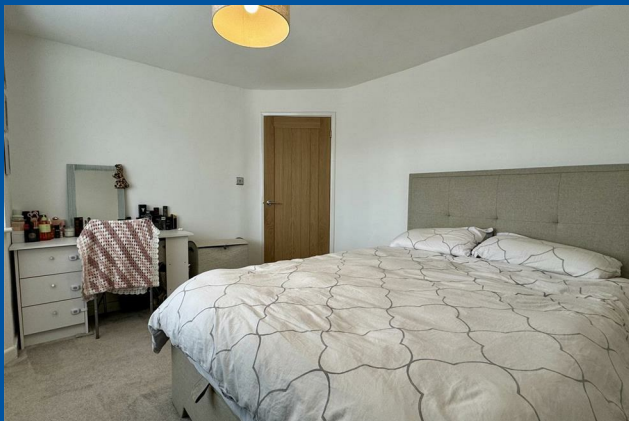
£289,995
FREEHOLD

Situated just a short distance from Hereford city centre, a 3-bedroom semi-detached house which has been modernised throughout and offering ideal family accommodation. The property benefits from gas central heating, 3 bedrooms, driveway parking, a good-size rear garden and we highly recommend a viewing of this property.



141 BELMONT ROAD

- 3 bedrooms • Must be viewed • Ideal family accommodation • Good-size garden • Close to amenities • Semi-detached house • Refurbished throughout • Driveway parking



Full Description

Situated just a short distance from Hereford city centre, a 3-bedroom semi-detached house which has been modernised throughout and offering ideal family accommodation. The property benefits from gas central heating, 3 bedrooms, driveway parking, a good-size rear garden and we highly recommend a viewing of this property.

Recessed porch

Entrance door to

Entrance hall

Tiled floor, radiator, gas central heating thermostat, carpeted stairs leading up, ceiling light point, smoke alarm, useful understairs storage cupboard, electric underfloor heating, window, oak doors leading into the

Kitchen/dining area

A modern fitted kitchen with matching wall and base units, solid oak worksurfaces, 4-ring induction hob with extractor over and splashback, integrated double oven, 11/2 bowl sink and drainer unit with mixer tap over, space for free-standing fridge-freezer, window to rear, recessed spotlights, smoke alarm, double-glazed door out to the rear garden, breakfast bar, radiator, recessed spotlights, electric underfloor heating, door to the

Utility area

Wooden flooring, space and plumbing for washing machine, space for tumble drier, windows and door leading out to the rear garden.

Living room

Fitted carpet, bay window to front, radiator to the front, recessed spotlights, electric log-effect wood-burning-style stove with wooden mantle over, an opening into the

First floor landing

Fitted carpet, loft hatch, smoke alarm, window, radiator, oak doors leading in to

Bedroom 1

Fitted carpet, radiator, ceiling light point, bay window to front with fitted blinds.

Bedroom 2

Fitted carpet, radiator, window to rear with fitted blind.

Bedroom 3

Fitted carpet, radiator, window with fitted blind to the front aspect, built-in wardrobe cupboard with shelving and hanging rail.

Bathroom

3-piece suite comprising panelled bath with mains fitment rainfall showerhead over and tiled surround, vanity wash hand basin with storage under, low flush WC, heated towel rail, 2 windows, recessed spotlights, electric underfloor heating.

Outside

To the front aspect a tarmac driveway providing off-road parking for several vehicles with a low maintenance stone border with side access gate leading out to the rear garden. To the rear a stone patio area perfect for

entertaining with useful outside tap, there is a barked pathway leading to a larger barked area at the back with the remainder of the garden being laid to lawn with 4 raised planters, and the garden is enclosed by fencing. The garden is a particular feature of the property being a good-size rear garden.

Directions

Proceed south out of Hereford over Greyfriars Bridge taking the 2nd exit onto Belmont Road heading past Farm Foods on the left then taking the next left-hand turn onto Walnut Tree Avenue and immediately taking the left-hand turn and the property is then situated on the right-hand side as indicated by the Agent's FOR SALE board.

Viewing

By appointment through the Agent, Flint & Cook, 01432 355455.

Money laundering regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

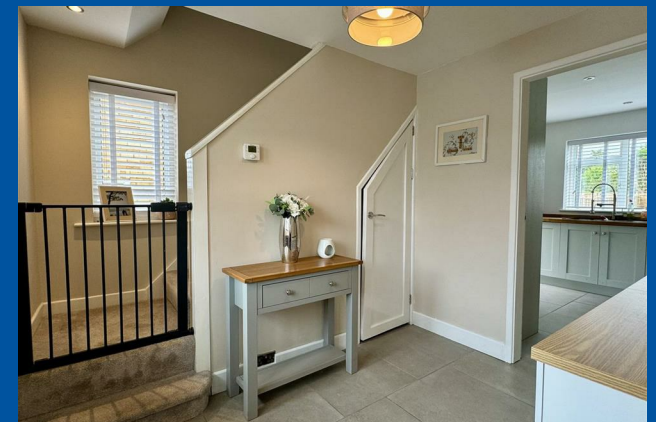
Services

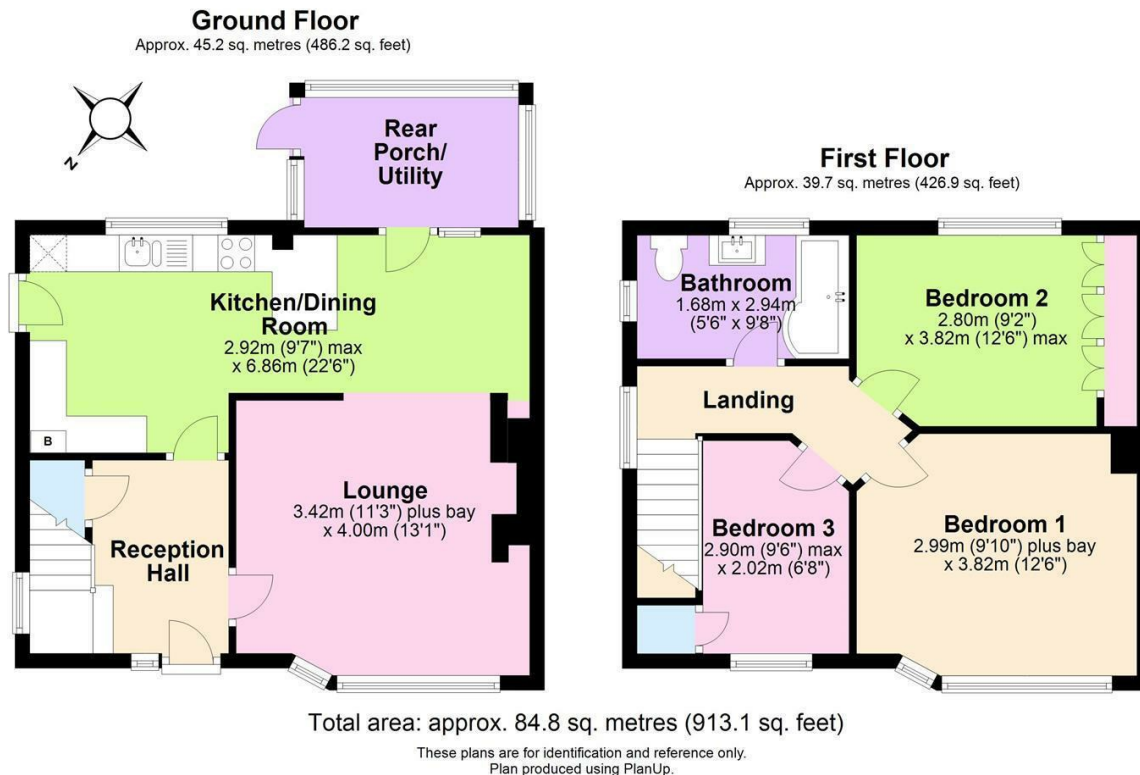
Mains electricity, water, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band C, payable 2024/25 £2050.97. Water and drainage - metered supply.

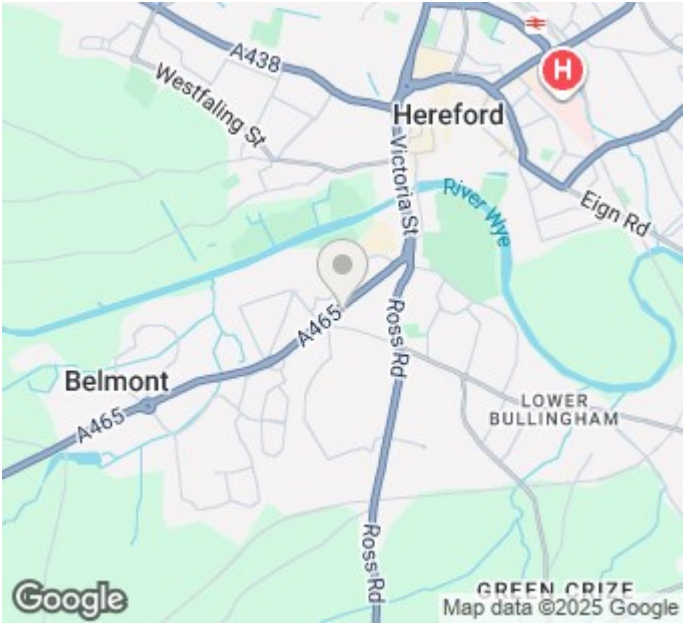
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141 Belmont Road, Hereford

EPC Rating: C Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

