



8 BUCKFAST CLOSE BELMONT, HEREFORD HR2 7XL

£350,000
FREEHOLD

An exceptional modern detached house in a quiet cul-de-sac location on a popular residential development about 1.5 miles southwest of the Cathedral City of Hereford. Local amenities include a supermarket, filling station, doctors surgery, community hall and bus service. The property has been extended at ground floor level and also has a large conservatory together with gas central heating, double glazing and is an ideal family home with ample off-road parking and an integral garage. We highly recommend an internal inspection of the property which is more particularly described as follows.



8 BUCKFAST CLOSE

- Extended detached house
- Separate Study
- Large Conservatory
- Lovely cul-de-sac location
- Gas central heating & double glazing
- 4 Bedrooms (1 en-suite)
- Re-fitted Kitchen
- Enclosed garden



Full Description

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Door to the Entrance Hall

Laminate flooring, radiator, understairs storage cupboard, central heating thermostat, window.

Downstairs Cloakroom

Tiled floor and part-tiled walls, WC, wash hand-basin, ladder style radiator and window.

Lounge

With flue-less coal-effect gas fire with surround and hearth, radiator, double doors to the Conservatory and wide archway to the

Study

Radiator, window to rear.

Large Conservatory

Tiled floor and double doors to the side.

Kitchen

Re-fitted with base and wall mounted units with quartz worksurfaces with integrated drainer, splashbacks, sink with mixer tap, plumbing for dishwasher, built-in electric double oven, 4-ring gas hob and extractor hood, tiled floor, cupboard housing the gas fired central heating boiler, window to front and doorway to the

Utility Area

Tiled floor, plumbing for washing machine, side entrance door.

Extending Dining Room

With 2 radiators, 2 windows to rear.

Staircase leads from the Entrance Hall to the

First floor landing

With hatch to a roof space and airing cupboard with hot water cylinder.

Bedroom 1

Fitted wardrobes, radiator, window to front and door to the EN-SUITE SHOWER ROOM with tiled walls, shower cubicle with electric fitment and screen, wash hand-basin with cupboard under, shaver light and point, radiator, window, extractor fan.

Bedroom 2

Radiator, window to rear.

Bedroom 3

Radiator, window to rear.

Bedroom 4

Radiator, window to front.

Bathroom

White suite comprising a bath with electric shower, tiled walls, WC, wash hand-basin, ladder style radiator, shaver light and point, window.

Outside

The front of the property is laid to tarmac providing ample parking and there is the INTEGRAL GARAGE with up-and-over door, light and power. There is access to either side of the property to the rear garden which is west-facing and mainly lawned with a retaining wall, enclosed by fencing and hedging and there is a flagstone patio and pathway. Outside lights and water tap. External power sockets.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Directions

What3words - fire.stale.oldest

Outgoings

Council tax band D - payable 2023/24 £2191.58 Water and drainage - metered supply.

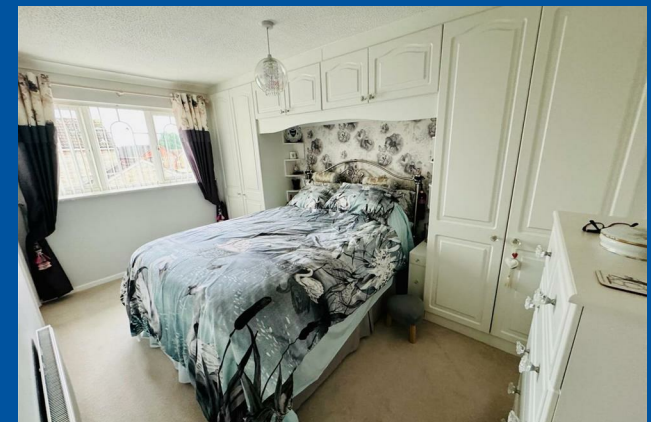
Money laundering regulations

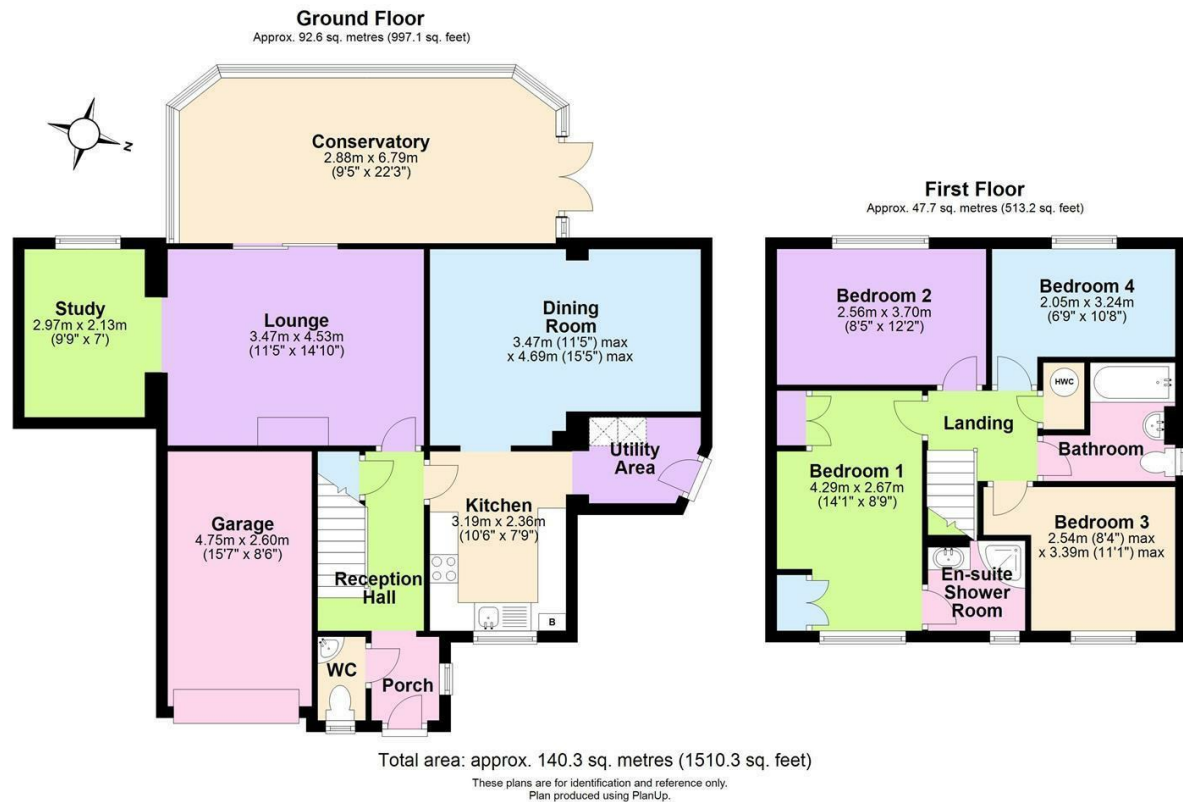
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

8 BUCKFAST CLOSE





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

EPC Rating: C Council Tax Band: D

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

