



8 WHITEFRIARS ROAD BELMONT, HEREFORD HR2 7XF

£265,000
FREEHOLD

Situated in this peaceful position at the end of a quiet cul-de-sac south of Hereford City, a three bedroom semi detached property making an ideal first time buyer/ small family home. The property which benefits from a fantastic plot with single garage, ample driveway parking and a good sized rear garden. A viewing is highly recommended.



8 WHITEFRIARS ROAD

- Semi detached house • Large drive, garage & large garden • Popular residential location • Three bedrooms • Ideal first time buyer/ small family home • Must be viewed!



Ground floor

With canopy entrance porch and composite entrance door into the

Entrance hallway

With vinyl flooring, space for shoe and coat storage, radiator, ceiling light point, wall-mounted fuse box, central heating thermostat, carpeted stairs leading up and door leading into the

Living room

With fitted carpet, ceiling light point, radiator, double-glazed window to the front aspect and door leading into the kitchen/dining space.

Kitchen/dining room

Fitted wall and base units with ample work surface space, stainless steel sink and drainer unit, under counter space for washing machine, four-ring gas hob with extractor over and oven below, integrated fridge freezer, wall-mounted gas central heating boiler, tiled splash back, double-glazed window, ample space for dining with ceiling light point over, radiator, useful under stair storage cupboard and door double-glazed window and door out to the rear garden.

First floor landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch, airing cupboard housing the hot water cylinder and doors too.

Bedroom one

With fitted carpet, ceiling light point, radiator, and double-glazed window to the front aspect.

Bedroom two

with fitted carpet, ceiling light point, radiator, and double-glazed window to the rear aspect.

Bedroom three

with fitted carpet, ceiling light point, radiator, and double-glazed window to the front aspect.

Bathroom

Three piece white suite comprising panelled bath with tiled surround and electric shower over, wash hand basin with fitted storage below, low flush w/c, ceiling light point, radiator, tiled floor and double glazed window to the rear aspect.

Outside

To the front of the property there is ample off-road parking with a small area of lawn, access to the front of the garage, canopy entrance porch to the front door, and side access gate. To the rear a large paved patio area leading to a large area of stone with an area of lawn enclosed by fencing and brick walling. With rear access door into the garage with light and power, and up-and-over door to front and side access gate leading to the front.

Directions

Proceed south out of Hereford along Belmont Road proceeding to the roundabout, take the fourth exit onto Abbotsmead Road, proceeding straight over the roundabout and taking the the first exit for Whitefriars Road, the property is then situated at the end of the first small cut-de-sac on the right hand side.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

Tenure & Possession

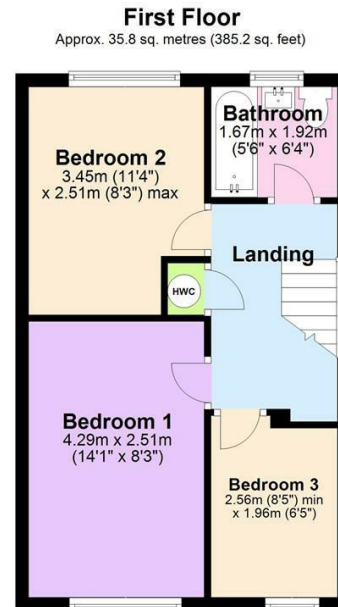
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 84.7 sq. metres (911.7 sq. feet)

EPC Rating: C 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		
(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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