



4 Belmont Court, Hereford, Herefordshire, HR2 7LR



Sunderlands
Residential Rural Commercial

**4 Belmont Court
Hereford
Herefordshire
HR2 7LR**

Summary of Features

- End of terrace property
- Two bedrooms
- Ideal for a First Time Buyers or property investors
- No onward chain
- Nearby to city amenities

Asking Price £210,000

Positioned in the residential area of Belmont Court, Hereford, this delightful end-terrace house offers a perfect blend of comfort and convenience. Built between 1990 and 1999, the property has been well presented throughout, ensuring a welcoming atmosphere for its future occupants. The house features two spacious bedrooms, ideal for a small family or professionals seeking extra space. The well-appointed reception room provides a lovely area for relaxation and entertaining guests, making it a versatile space for various activities. One of the standout features of this property is the off-road parking, a valuable asset in today's busy world, allowing for easy access and peace of mind. Additionally, the location boasts proximity to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away, enhancing the overall appeal of the home.

Location

The property is located just off the Belmont Road (A465) at the end of a cul-de-sac. Local amenities such as a supermarket, leisure centre, public house, shopping facilities and nearby Primary Schools can be accessed within walking distance or by a regular bus service.

Accommodation

Accommodation comprises: Entrance Hall, Living/dining Room kitchen, two bedrooms and family bathroom.

Entrance Hall

Having stairs to First Floor and radiator.

Living/dining Room

Having laminate flooring, window, radiator and small storage cupboard. Door through to -

Kitchen

Having a range of base and eye level units with a four ring hob oven, sink and drainer unit along with plumbing space for washing machine, window and access door to the rear garden.

Bedroom One

A double bedroom with fitted sliding wardrobe, radiator and window overlooking the front garden.

Bedroom Two

Having radiator, window overlooking the rear garden and storage cupboard housing boiler.

Bathroom

Having tiles to both floor and walls, bath with shower over, pedestal sink cabinet, window and mirror.

Outside

The rear garden is half laid with paving slabs and the remaining half laid with decorative stones. There is a wooden shed for storage and the garden is enclosed with wooden fence panels. To the front of the property there is a driveway providing space for one vehicle and a mixture of bushes and hedges to the right of the driveway.

Services

We understand mains, water, gas, electric and drainage are connected to the property.

Herefordshire council tax band - B

Tenure

Freehold.

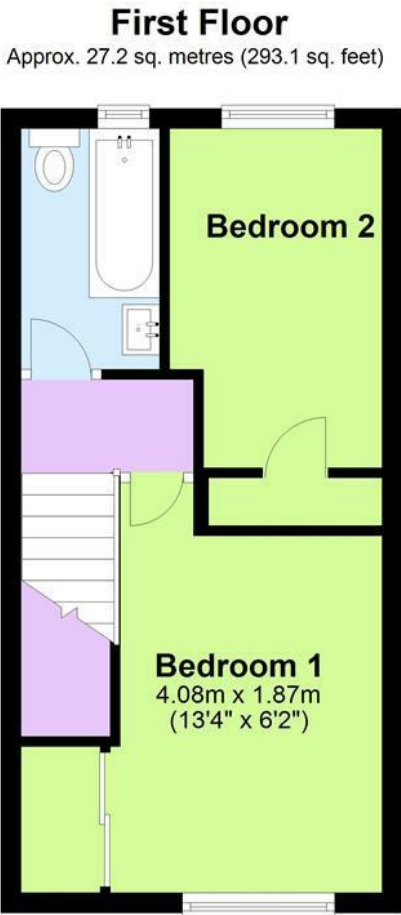







Directions

The property is situated, just outside of the City centre, with many amenities in easy reach. On leaving via the A465, take the first right onto Belmont Avenue, then take the first left into Belmont Court. The property can then be found on the straight ahead indicated by our for sale board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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 

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.

