



16 FIELD FARM MEWS

BELMONT, HEREFORD HR2 7UD

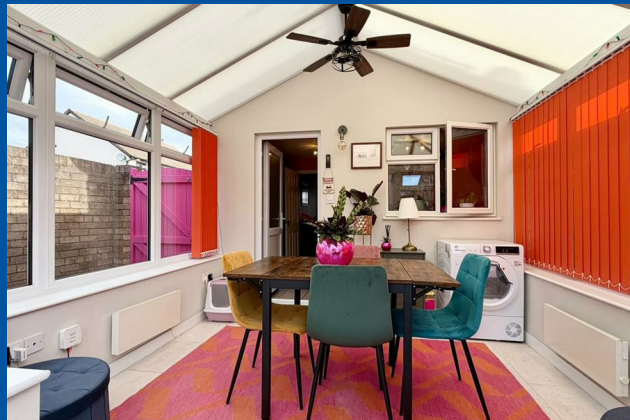
Asking Price £220,000
FREEHOLD

Situated south of Hereford City, an immaculately presented two bedroom end terraced house offering ideal accommodation for a first time buyer. The property benefits from a modern kitchen & bathroom, single garage, driveway parking and a south/west facing rear garden. A viewing is highly recommended.



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- End terraced house • Two bedrooms • Ideal for a first time buyer • Immaculately presented throughout • Garage, driveway & garden • Must be viewed!



Ground Floor

With canopy entrance porch and door leading into the

Entrance Hall

With mat well, wood effect flooring, wall mounted fuse box, coat storage, radiator, carpeted stairs leading up and door into the

Living Room

A spacious lounge a feature central ceiling light, double glazed window to the front aspect, radiator, wood effect flooring and door leading into the

Kitchen

A modern fitted kitchen comprising a range of fitted wall and base units with ample work surface space over. There is a 1 1/2 bowl sink and drainer unit with tiled splash backs, there is a four ring gas hob with electric oven under and cooker hood over, there is an integrated fridge/freezer, integrated dishwasher, under counter space and plumbing for a washing machine, tiled floor, two ceiling light points, a radiator and double glazed window and door out to the

Conservatory

A spacious conservatory with central ceiling fan & light point, tiled floor, two wall mounted electric heaters, double glazed windows and french doors out to the rear garden.

First Floor Landing

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

Bedroom One

A spacious main bedroom with fitted carpet, a central ceiling light, radiator, double glazed window to the front aspect and large built in wardrobe with bi-folding doors.

Bedroom Two

Comprising fitted carpet, a central ceiling light, radiator, double glazed window to the rear aspect and a large built in cupboard housing the gas central heating boiler and fitted shelving.

Bathroom

A modern three piece white suite comprising a panelled bath with mains fitment shower head over, bi-folding shower screen, part tiled surround, wash hand basin with tiled splash back, low level w/c, chrome heated towel rail and double glazed window.

Outside

To the front there is a low maintenance gravelled area with tandem length driveway to the side. There is a useful side access gate and access to the single garage. To the rear there is a good sized low maintenance south west facing garden. The French doors from the conservatory open out onto a decked patio area perfect for entertaining. There is a paved pathway to the side access gate, to the personal door to the garage and also to second paved patio area.

There is a an area of lawn with a raised planter full of ornamental plants and shrubbery. The paved patio

extends to a gravelled area with a useful wooden storage shed. To the rear there is external lighting and outside power points.

Single Garage

The garage has an up and over door to the front, light, power and personal door to the rear.

Directions

Proceed south out of Hereford on the A465 Belmont Road and turn left opposite McDonalds into Goodrich Grove. Take the 1st turning right into Waterfield Road, continue for approximately 400 yards, turn right into Yarlington Mill and then 1st left into Field Farm Mews.

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.

Residential lettings & property management

We operate a first class residential lettings and

property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

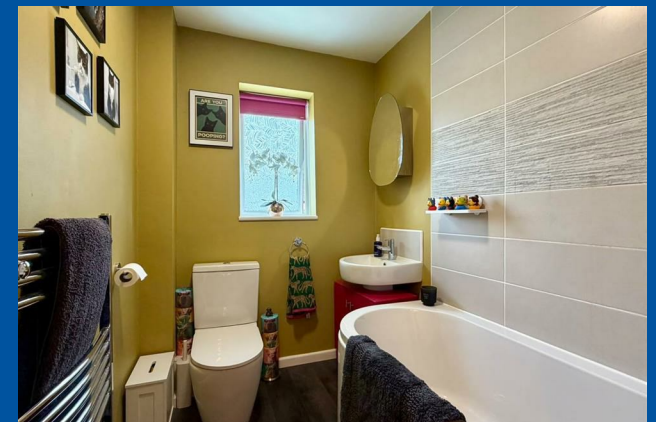
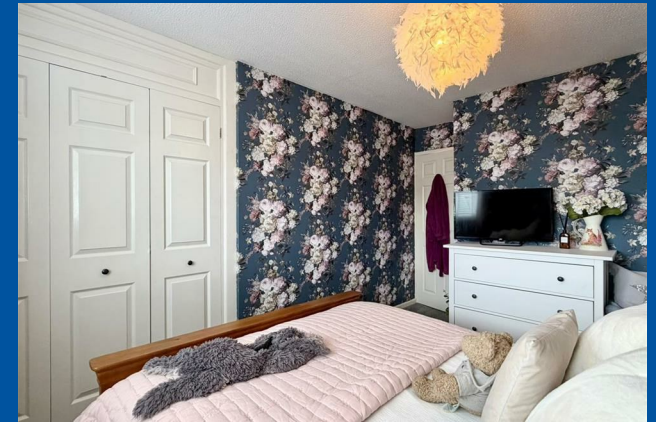
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

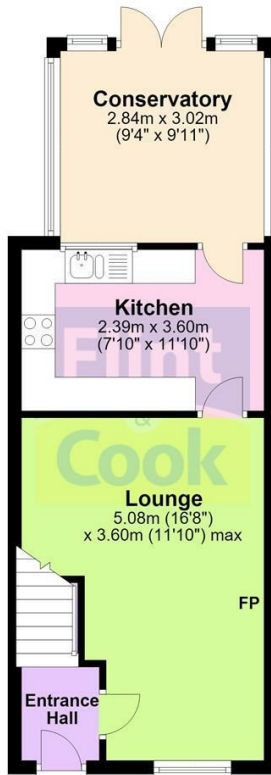
Strictly by appointment through the Agent (01432) 355455.

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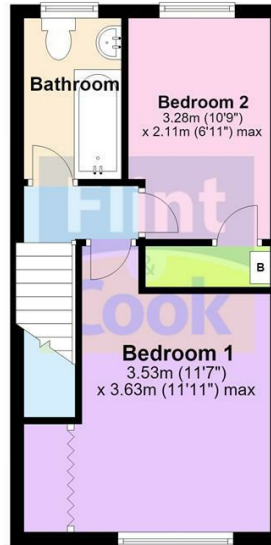
Ground Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.3 sq. feet)



Total area: approx. 63.9 sq. metres (688.2 sq. feet)

EPC Rating: C Hereford Council Tax Band: B



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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