



39 DORCHESTER WAY

BELMONT, HEREFORD HR2 7ZN

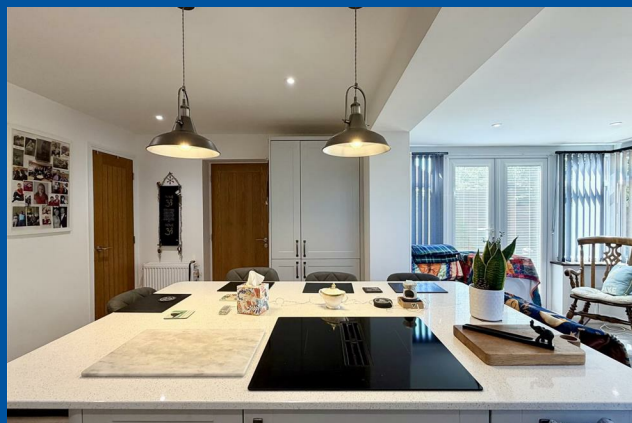
£275,000
FREEHOLD

Set on a quiet cul-de-sac within this popular residential location, a well presented three bedroom mid-terraced home benefitting from three double bedrooms, one with en-suite, separate bathroom and ground floor shower room. The property also comprises a modern kitchen/family room, a spacious lounge, integral garage and off road parking. A viewing is highly recommended.



39 DORCHESTER WAY

- Superb mid-terraced house • 3 bedrooms, one en-suite • Driveway, garage & garden • Popular residential location • Ideal for a first time buyer/family • Must be viewed



Ground Floor

With entrance door leading into the

Entrance Porch

With mat well, ceiling light point, radiator, wall mounted fuse box and oak door leading into the

Living Room

With wood effect flooring, two radiators, ceiling light point, carpeted stairs leading up to the first floor, a large double glazed window to the front aspect and door leading into the

Kitchen/Dining/Family Room

A large open space with a modern fitted kitchen comprising a range of base units with quartz work surface over, a large island with breakfast bar, storage and power, an integrated induction four ring hob with internal extractor, integrated fridge/freezer, dishwasher, washing machine, 1 1/2 bowl sink and drainer unit, low level oven, two hanging ceiling lights, spotlights, wood effect flooring, a door to the ground floor shower room, a useful under stair storage cupboard, radiator and a large opening into the family space with wood effect flooring, upright radiator, recess spotlights, double glazed windows and french doors out to the rear garden.

Shower Room

With a walk in shower comprising a tiled surround and mains fitment rainfall shower head, low flush w/c, wash hand basin, radiator, cupboard housing the gas central heating boiler, door to the rear garden and door into the

Integral Garage

With light, power and up and over door to the front aspect.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, airing cupboard housing the hot water system and doors to

Bedroom One with En-suite

A spacious double bedroom with fitted carpet, central ceiling light, radiator, double glazed window with fitted blind to the front aspect, a large double fitted wardrobe with oak doors and a door leading into the En-suite shower room comprising a corner fitted shower with tiled surround and electric shower over, wash hand basin with tiled splash back and storage under, low flush w/c, part panelled wall, radiator and double glazed window.

Bedroom Two

Another spacious double with fitted carpet, central ceiling light, radiator, double glazed window with fitted blind to the front aspect and double fitted wardrobe with mirrored sliding doors.

Bedroom Three

A good sized third bedroom with fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Bathroom

A three piece white suite comprising panelled bath with tiled surround and handheld shower attachment over,

pedestal wash hand basin, low flush w/c, radiator and velux window.

Outside

To the rear there is a fantastic low maintenance garden laid to a mix of patio and stone with a border of ornamental plants and shrubbery. There is a useful garden shed and the rear is enclosed by fencing. To the front there is a tarmac driveway with parking leading to the integral garage and an area of artificial lawn part enclosed by shrubbery.

Directions

From Greyfriars Bridge in Hereford City Centre proceed south and at the major junction take the far right exit onto the A465 Belmont Road. On reaching the major roundabout after one mile take the third exit into Northolme Road. Continue to the mini roundabout and take the first turning left into Dorchester Way where the property will be found on the left-hand side in a small cul-de-sac.

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

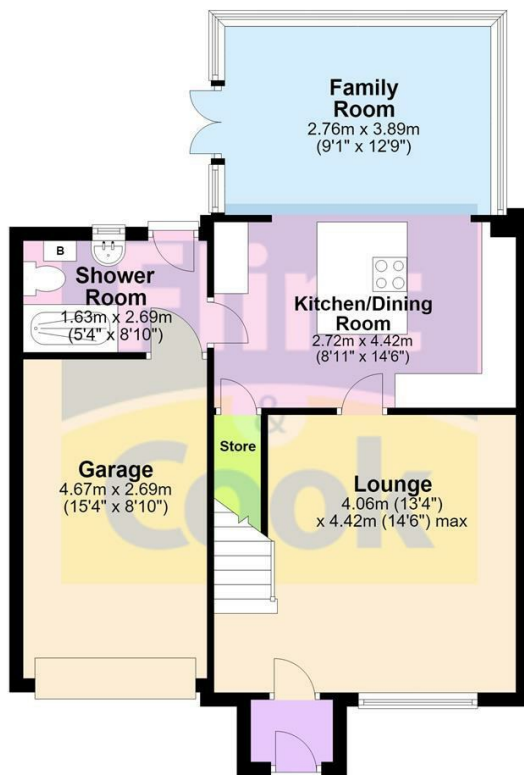
Strictly by appointment through the Agent (01432) 355455.

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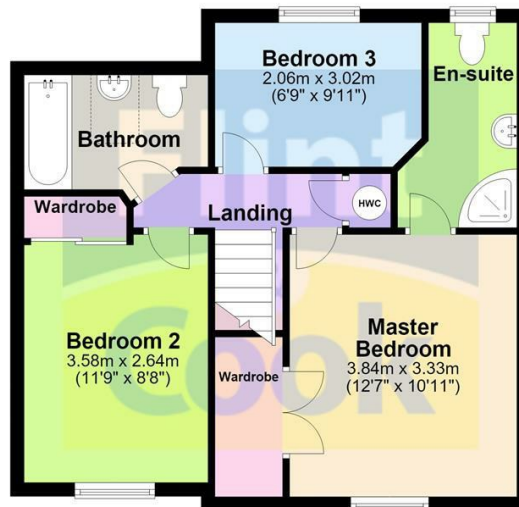
Ground Floor

Approx. 60.7 sq. metres (652.9 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.1 sq. feet)



Total area: approx. 107.8 sq. metres (1160.0 sq. feet)

EPC Rating: D Hereford Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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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