



## 7 PRIORY VIEW BELMONT, HEREFORD HR2 7XH

£325,000  
FREEHOLD

Situated in this popular residential location occupying a peaceful cul-de-sac position, a spacious five/six bedroom modern detached home offering ideal family accommodation and being sold with the added benefit of no onward chain!

Comprising of five bedrooms (one en-suite) & bathroom to the first floor, a spacious lounge, kitchen, dining room, utility, downstairs W/C and a flexible ground floor bedroom / additional reception room with wet room off. The property also benefits from ample driveway parking and a low maintenance rear garden.

A viewing is highly recommended



# 7 PRIORY VIEW

- Driveway parking & low maintenance rear garden
- Sold with no onward chain!
- Modern detached house
- 5/ 6 bedrooms, three bathrooms
- Ideal family home!
- Popular residential location



## Full Description

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Comprising of five bedrooms (one en-suite) & bathroom to the first floor, a spacious lounge, kitchen, dining room, utility, downstairs W/C and a flexible ground floor bedroom / additional reception room with wet room off. The property also benefits from ample driveway parking and a low maintenance rear garden. A viewing is highly recommended

## Ground floor

### Entrance hall

With wood effect flooring, ceiling light point, coving, radiator, wall mounted fuse box, carpeted stairs leading up and doors into

### Downstairs W/C

With low flush w/c, wash hand basin with storage below, ceiling light point, wood effect flooring and double glazed window.

### Living Room

With laminate flooring, coving, radiator with radiator cover, large double glazed window to the front aspect with fitted blind, ceiling light point and leading through to the

### Reception room/ ground floor bedroom

A flexible space offering a ground floor bedroom or an additional reception room with wood effect flooring, ceiling light point, coving, built in storage cupboard with bi-folding door, radiator, two sets of French doors out to the rear garden and door into

## Ground floor wet room

With low flush w/c, wash hand basin, part tiled surround, mains fitment rainfall shower head, chrome heated towel rail, illuminating mirror, recess spotlights.

## Kitchen

Fitted with matching wall and base units, ample work surface space over, stainless steel 1 1/2 bowl sink and drainer units, integrated dishwasher, under counter fridge and freezer, integrated oven and grill, four ring gas hob with extractor over, radiator, double glazed window to the front aspect and archway opening into the

## Dining room

With tiled effect flooring, ceiling light point, coving, radiator, archway leading to the utility room and double glazed french doors out to the rear garden.

## Inner hallway

With tiled effect flooring, ceiling light point, useful under stair storage cupboard, space for a freestanding fridge/ freezer and door into the

## Utility room

Fitted with matching wall and base units, work surface space over with under counter space for washing machine and tumble dryer, double glazed window.

## First floor landing

With fitted carpet, smoke alarm, ceiling light points loft hatch, airing cupboard housing the gas central heating boiler and hot water tank with doors leading to

## Bedroom one with en-suite

Bedroom with fitted carpet, coving, radiator, ceiling light point and fan, recess spotlights, double glazed window with

fitted blind to the front aspect and door into En-suite shower room With fitted shower cubicle and electric shower fitment, pedestal wash hand basin with tiled splashback, low flush w/c, chrome heated towel rail, recess spotlights and extractor.

#### **Bedroom two**

With wood effect flooring, ceiling light point, radiator with radiator cover, double glazed window to the front aspect with fitted blind and built in wardrobes.

#### **Bedroom three**

With wood effect flooring, ceiling light point, radiator, double glazed window to the rear aspect and fitted open wardrobes with hanging rail and fitted wooden shelving.

#### **Bedroom four**

With wood effect flooring, radiator, ceiling light point, double built in wardrobe, double glazed window to the rear aspect and loft hatch with ladder leading to the loft room.

#### **Bedroom five**

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect with fitted blind and using built in wardrobes with double hanging rail.

#### **Bathroom**

Three piece suite comprising panelled bath with electric shower fitment over, pedestal wash hand basin, low flush w/c, chrome heated towel rail and double glazed window.

#### **Loft room**

With carpet, light, power and velux window.

#### **Outside**

To the front there is a brick paved driveway providing off road parking with a further area laid to stone with access to

the side gate. Useful outside power points. To the rear a low maintenance garden mostly laid to artificial grass with two paved patio areas, wooden summerhouse with electric and two access gates, one to the side and one to the rear. Useful outside tap.

#### **Directions**

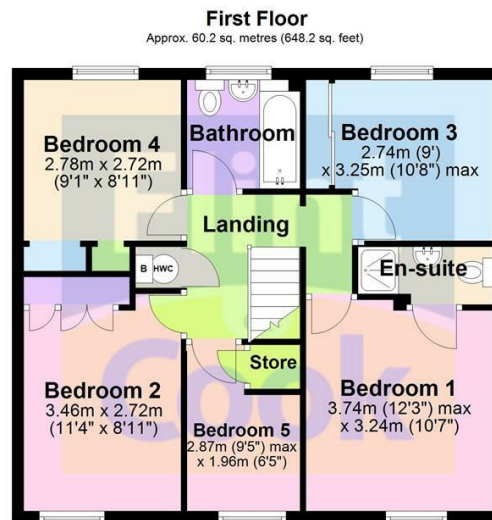
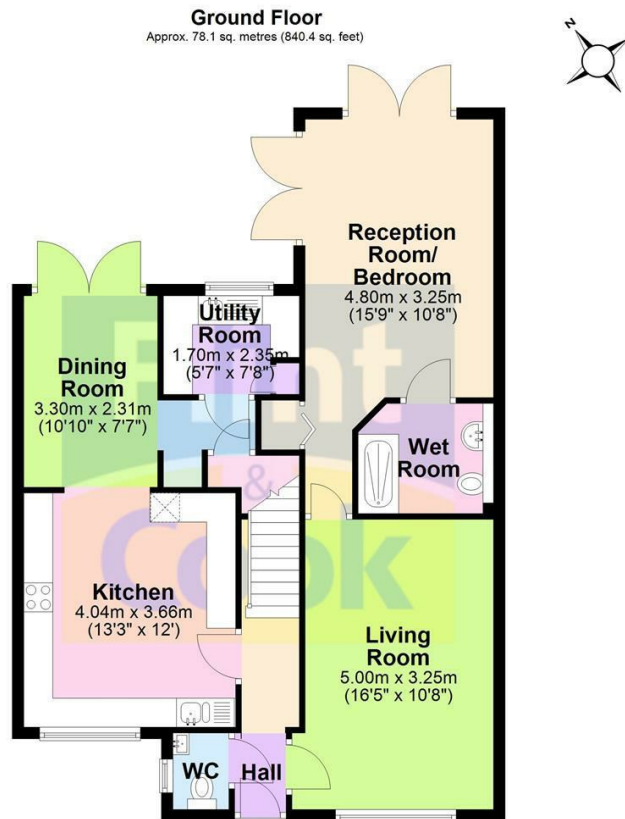
Proceed south out of Hereford along Belmont Road, at the roundabout take the fourth exit onto Abbotsmead Road, proceed straight over the roundabout and then take the right hand turning signposted for Whitefriars Road, continue around the bend to the left and take the left hand turning signposted for Priory View and the property is situated at the end of the cul-de-sac as indicated by the Flint & Cook for sale sign

#### **Services**

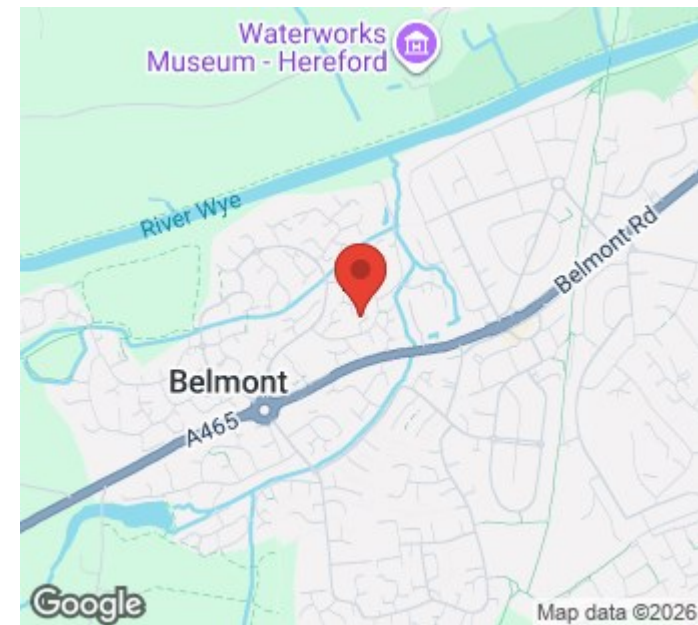
Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations). Outgoings-Council tax band D £2,428.86 for 2025/2026 Water and drainage rates are payable. Viewings-Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm Money Laundering Regulations-Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## 7 PRIORY VIEW





Total area: approx. 138.3 sq. metres (1488.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: C Hereford 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

