



3 Belgravia Gardens, Hereford, HR1 1RB



Sunderlands
Residential Rural Commercial



3 Belgravia Gardens Hereford HR1 1RB

Summary of Features

- Detached five bedroom home
- Four reception rooms
- Three en-suite shower rooms
- Spacious and flexible accommodation
- Sought-after residential location
- Private garden and parking for four cars

**Offers In The Region Of
£565,000**

Located in the highly regarded Belgravia Gardens of Hereford, this substantial detached house offers generous and versatile accommodation, well suited to families or those in need of space for multi-generational living. The property provides five well-proportioned bedrooms and four bathrooms. Three reception rooms offer flexible living space for both everyday use and entertaining. The converted garage has been adapted to create a fifth bedroom with its own en-suite shower room, providing an excellent option for guests or independent family members. An additional reception room further enhances the versatility of the ground floor and could be used as a study, playroom, or additional sitting area. Upstairs, there are four good-sized bedrooms, two of which benefit from en-suite facilities, along with a family bathroom serving the remaining rooms. Externally, the property offers off-road parking for up to five vehicles, a notable advantage in this popular residential location. The home is also conveniently positioned close to local schools and a range of amenities, making it well placed for day-to-day family life. In summary, this is a well-proportioned home offering flexible accommodation and strong practicality, set within a sought-after part of Hereford.

Location

Belgravia Gardens is conveniently situated on the northern outskirts of Hereford, offering excellent access to Hereford city centre with its wide range of shops, restaurants, cafés, and leisure facilities. The property is ideally positioned for several highly regarded primary and secondary schools, as well as local colleges, making it particularly appealing to families. The area benefits from excellent transport links, with Hereford Railway Station and nearby road networks providing convenient access to

surrounding commuting cities. For those who enjoy outdoor living, the property is within easy reach of scenic countryside walks, parks, and the River Wye, offering plenty of opportunities for walking, cycling, and recreation.

Accommodation

The well-presented accommodation is as follows:

Ground floor

The ground floor accommodation is accessed via a welcoming entrance hall, providing access to the downstairs WC and stairs rising to the first floor. The spacious living room is a bright and airy reception space, featuring sliding doors opening onto the rear garden and creating an excellent indoor-outdoor flow. A separate study is accessed from the living room and offers a versatile space, ideal for those working from home or as a children's playroom, with a window overlooking the front aspect. To the front of the property is a separate dining room, offering flexible accommodation suitable for formal dining, a second sitting room, or additional family space. The modern kitchen is positioned to the rear and benefits from an excellent range of worktop space and fitted units, along with an induction hob, oven, and stainless steel sink. There is additional space for white goods, while double doors open directly onto the garden, allowing plenty of natural light throughout. A rear porch provides access to an additional reception room, offering further versatile living accommodation. This in turn leads to the converted garage, which is currently utilised as a fifth bedroom and benefits from an en-suite shower room, making it ideal for guests, multi-generational living, or independent accommodation. The rear porch also provides access to the remaining single garage space, currently used for storage.



First floor

Upstairs, the property offers three generous double bedrooms and a further single bedroom. Two of the double bedrooms benefit from modern en-suite shower rooms, fitted wardrobe space, and ample room for additional freestanding furniture. Bedroom three enjoys double aspect windows, allowing for plenty of natural light, while bedroom four is a comfortable single room featuring a fitted cupboard for additional storage. The family bathroom is fitted with a bath and shower over, WC, wash hand basin, and a window to the rear aspect.

Outside

This attractive rear garden offers a wonderful blend of space, greenery, and outdoor living potential. A generous patio area sits directly outside the property, providing an ideal setting for al fresco dining, entertaining, or simply relaxing while enjoying views of the garden. French doors and large windows create a seamless connection between the indoor living space and the garden, filling the home with natural light. The lawn is well-proportioned and bordered by established planting beds, adding colour and texture throughout the seasons. Mature shrubs and trees provide a sense of privacy and a pleasant green outlook, while still leaving plenty of open space for recreation or further landscaping if desired. Overall, this is a versatile and inviting garden that suits both family living and entertaining, with scope to personalise while already offering a highly usable and well-balanced outdoor space. To the front, the property benefits from a driveway providing parking for up to four cars, complemented by an area laid lawn and established hedging, enhancing both kerb appeal and privacy.

Services

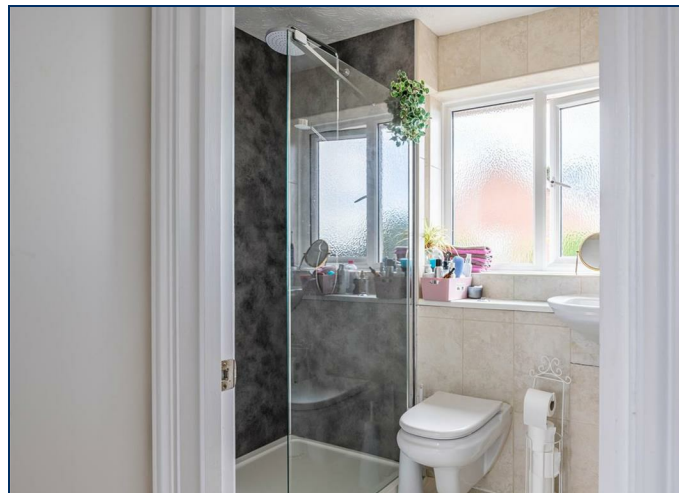
All mains services are connected to the property.

Council tax

Herefordshire council tax band - F

Tenure

Freehold





Directions

Leave Hereford travelling north east on the A465 Aylestone hill. At the top of the hill take the first right at the roundabout into Folly Lane. Take the forth right onto Belgravia Gardens, and the property can be found on the left-hand side.

Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.

Sunderlands

Hereford Branch

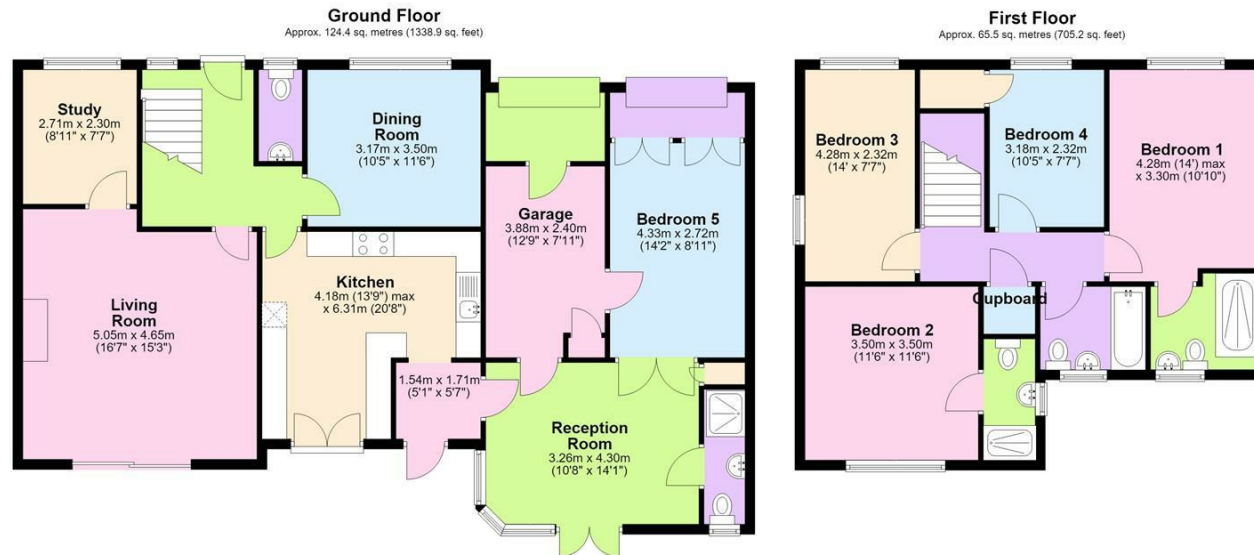
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| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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.