



9 ATHERSTONE CLOSE BELMONT, HEREFORD HR2 7ZE

£350,000
FREEHOLD

Occupying a peaceful cul-de-sac position on the southern outskirts of the city, an impressive 4 bedroom detached house offering ideal family accommodation. The property, which is well presented throughout, has the added benefit of gas central heating, double glazing, a good-sized private rear garden, ample off-road parking, ensuite shower room, generously sized living accommodation and we strongly recommend an internal inspection.



9 ATHERSTONE CLOSE

- Outskirts of the city • Impressive 4 bedroom detached house • 3 reception rooms, breakfast-kitchen & utility • Ensuite shower room • Good sized private rear garden • Ideal family home



Reception Hall

With radiator with decorative cover, stairs to the first floor and door to the

Downstairs Cloakroom

with low flush WC, vanity wash hand basin with tiled splashback, radiator double glazed window.

Lounge

A light and airy room with fitted carpet, double glazed window to the front aspect, radiator, feature fire surround and open plan access to the

Dining Room

With fitted carpet, radiator and bifold doors to the rear patio and garden.

Family Room/Study

Converted from the garage the room has fitted carpet, radiator and a double glazed window to the front aspect.

Kitchen/Breakfast Room

Fitted with a range of wall and base cupboards, ample work surfaces, single bowl sink with mixer tap, double glazed windows and door to the rear garden, underfloor heating, tiled floor, space for a breakfast table, range of integrated appliances, radiator, understairs store cupboards and archway to the

Utility Room

Having a sink unit, range of store cupboards, space and plumbing for a washing machine and tumble dryer and a wall mounted central heating boiler.

First Floor Landing

With fitted carpet, airing cupboard, and doors to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect, space for wardrobes and door to the

Ensuite Shower Room

With large walk in shower, pedestal wash hand basin, low flush WC, double glazed window, ladder style towel rail/radiator, partially tiled wall surround and feature flooring.

Bedroom 2

With fitted carpet, radiator and double glazed window to the rear.

Bedroom 3

With fitted carpet, radiator and double glazed window to the front aspect.

Bedroom 4

With fitted carpet, radiator and double glazed window.

Bathroom

With a white suite comprising bath with rainwater style shower head over and glazed screen, low flush WC, pedestal wash hand basin, feature flooring, radiator and double glazed window.

Outside

To the front of the property is a double width driveway providing ample off-road parking and a lawned area to the side.

At the immediate rear is a partially covered, extensive paved patio area providing the perfect entertaining space, this leads onto the remainder of the garden which is laid to lawn, bordered by flowers and shrubs and enclosed by high fencing for privacy. There is also a useful timber garden shed, side access, outside tap and a further paved patio with an overhead pergola in the corner of the garden.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

Proceed south out of Hereford city on the A465 Belmont Road, at the Tesco roundabout take the 3rd exit onto Northolme Road. turn left into Stanbrook Road, then left again into Oulton Avenue and after approximately 400 yards, turn left into Atherstone Close.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

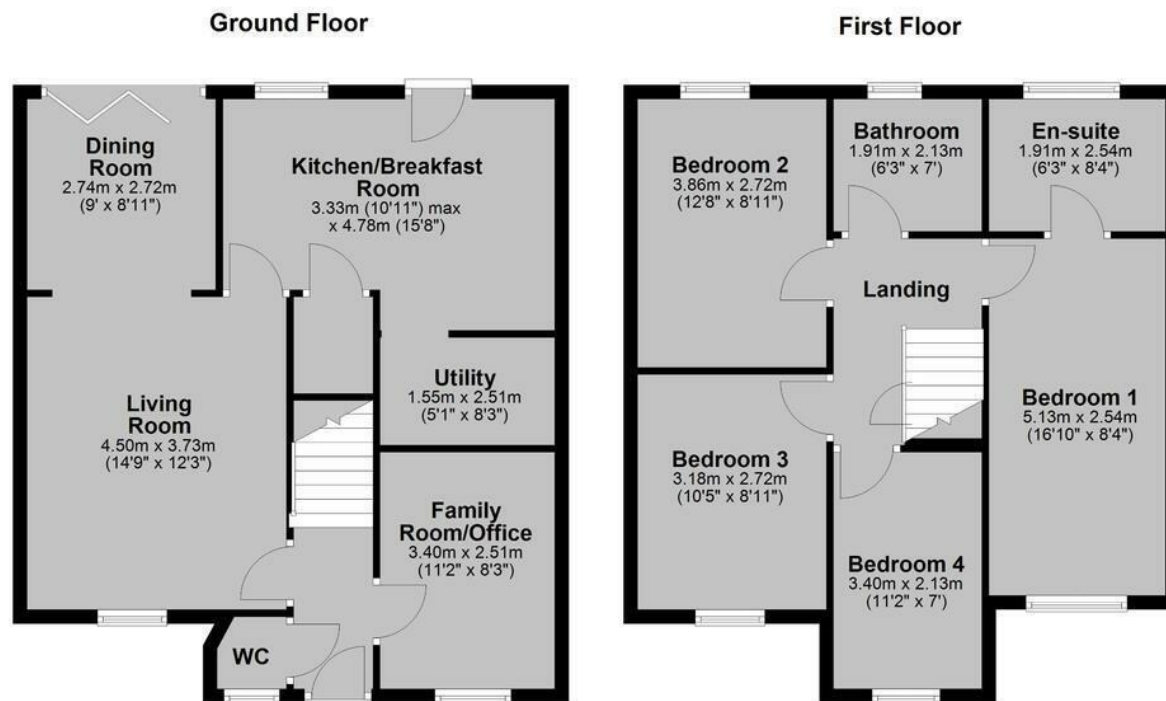
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

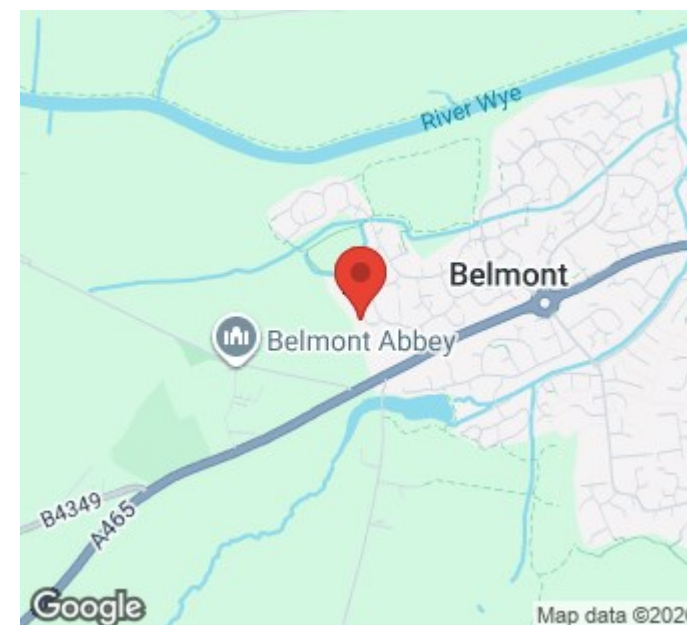
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Total area: approx. 118.2 sq. metres (1272.6 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D 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

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