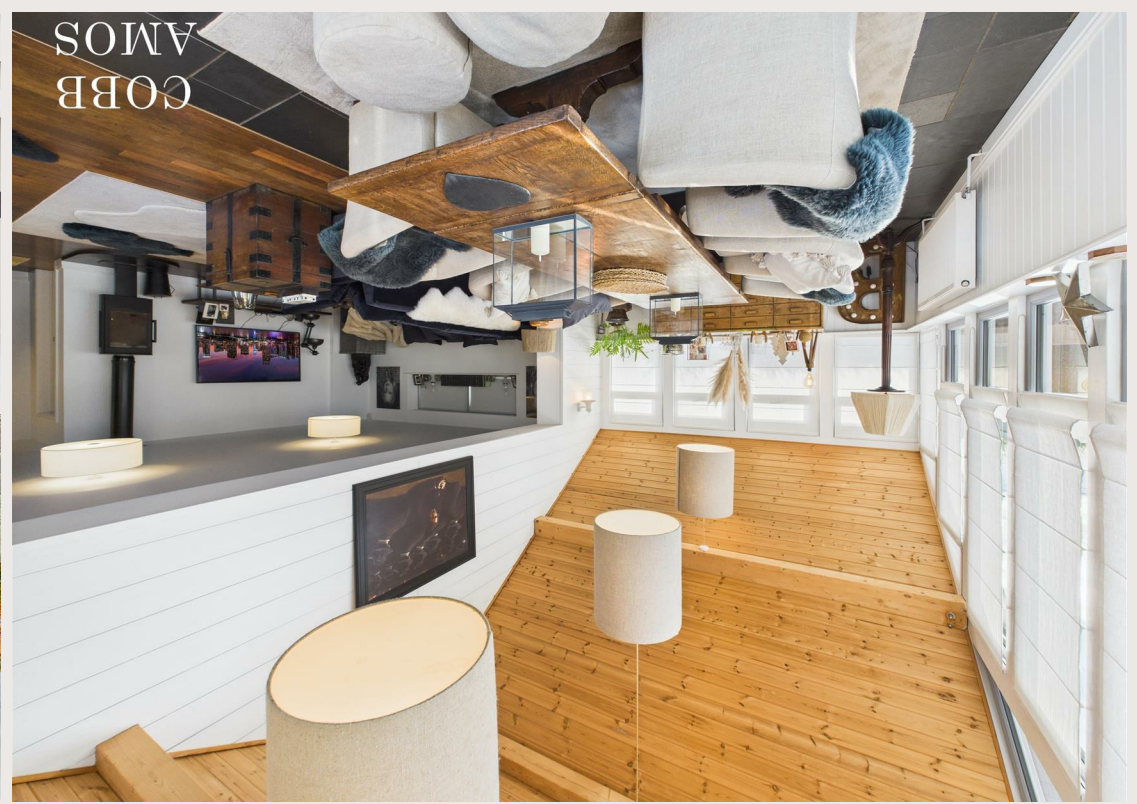




12, Belle Bank Avenue, Hereford, HR4 9RL
Price £650,000



12 Belle Bank Avenue Hereford

Tucked away at the end of a quiet cul-de-sac, this delightful detached bungalow offers immaculately presented, spacious accommodation and the added benefit of a separate one bedroom annexe.

This unique home is well-appointed throughout and includes three inviting bedrooms, two with en-suite showers and dressing areas, a separate home office, large spacious open plan living space and large kitchen breakfast room with central island unit.

The thoughtful design of this home allows for a seamless flow between living spaces, making it ideal for both quiet evenings in and lively gatherings particularly with the addition of two covered outside areas perfect for social occasions. The outside space also features a gated driveway providing ample parking and giving access to the detached double garage and landscaped gardens.

TO FULLY APPRECIATE ALL ON OFFER VIEWING IS RECOMMENDED - CALL 01432-266007

- Detached bungalow with Annexe
- Three double bedrooms
- Two En-Suites & Bathroom
- Spacious open plan living area
- Large well appointed kitchen
- Separate one bedroom annexe
- Double garage with utility/WC
- Outside covered seating & dining areas
- Set in 1/4 acre landscaped gardens
- Immaculately presented throughout

Material Information
Price £650,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: D
EPC: C (73)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction
Extending to 1668sqft the main accommodation is gas centrally heated and double glazed with fitted blinds and consists of; entrance hall, kitchen/breakfast room, living room open plan to sun room/dining room, an inner hall gives access to three double bedrooms, two of which have dressing areas and en-suite showers. There is an office space accessed from outside. The separate annexe (294sqft) also benefits from double glazing and its own gas central heating system and features a living room, kitchenette, double bedroom and en-suite shower room.

Property Description
The property is entered through a double glazed entrance door with fitted blind into an entrance hall with built in storage and cloak cupboards. A glazed door opens into the kitchen/breakfast room, with wooden flooring that runs throughout much of the property, and features a range of matching wall and base units with drawers under a solid wood worktop, 7 ring Lofra range with extractor over, built in wine fridge, integrated fridge freezer, washing machine, tumble dryer and dishwasher, 1 1/2 bowl ceramic sink, floor heaters, large island unit with breakfast bar and additional storage, windows to the side and rear, patio doors to the rear and doorway through to the living room. The open plan living space has a stand alone multi fuel burning stove and patio doors opening onto the garden and is open to the large, light and airy sun room currently used as a dining room that features slate tiled flooring, wood panel vaulted ceiling, full height windows to three aspects and patio doors onto the garden. An inner hall gives access to all of the bedrooms and has a cupboard housing a Worcester boiler and pressurised hot water tank. Bedroom one features a window to the side, fitted wardrobes with hanging space and shelving, dressing area with further wardrobes and shelving and a door to the en-suite shower room with shower cubicle and fitted WC and wash basin. Bedroom two has patio doors to the side, fitted cupboard with shelving, dressing area with fitted wardrobes and door to the en-suite that comprises of shower cubicle and a fitted unit with WC and wash basin. Bedroom three has patio doors to the side, feature wooden wall panelling and fitted wardrobes with hanging space and shelving. The office is accessed from outside and features patio doors at each end of the room. THE ANNEXE is separate from the main building with its own heating supply and is accessed via steps up to a covered porch area with patio doors opening into the living room that has window to the front, wall mounted electric fire and is open to a kitchen area consisting of matching wall ad base units under a worktop with inset stainless steel sink and has in a integrated fridge. The bedroom has window to the front with fitted blinds, wardrobes with hanging space and shelving and a fitted dressing table and a door into the en-suite with shower cubicle, WC and basin in a fitted unit.

Gardens, Garage & Parking
The property is approached from the end of a cul-de-sac through double metal gates to a large gravel driveway that provides parking for several vehicles and is enclosed by wooden fencing and gives access to the DOUBLE GARAGE with two individual metal up and over doors, pedestrian exit door to the side, door to the adjacent games room and further door to the WC / UTILITY ROOM where there is a door to the outside, water heater, WC, wash basin and plumbing for a washing machine. The GAMES ROOM has a decked wooden floor, windows to the front and sides, door leading out into the garden and opening window hatches to the rear. There is a path to the rear of the garage where there is a door into the utility room and a further open storage shed. From the property, patio doors open out onto the large patio area which features a covered dining area with power and light and a further covered seating area with power. The main lawn is enclosed by a dwarf brick wall to one side and mature hedging to the other.

Locality
There are many local amenities within easy walking distance such as a Newsagent, Holmer Park gym & Spa, Holmer church, Pure Gym, Holmer primary school, Hereford Leisure centre, Hereford Racecourse a wide range of retail shops and Secret Garden pub less than a mile away. The more comprehensive services of Hereford City are approx 1.5 miles away including train and bus stations, doctors, hospital, schools and many retail and leisure facilities.

Services
All mains services are connected to the property

Broadband Coverage
Broadband type Highest available download speed Highest available upload speed Availability
Standard 7 Mbps 0.8 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good
Networks in your area - Openreach, Zoomm

Mobile Phone Coverage
Please check <https://www.ofcom.org.uk/mobile-coverage-checker>

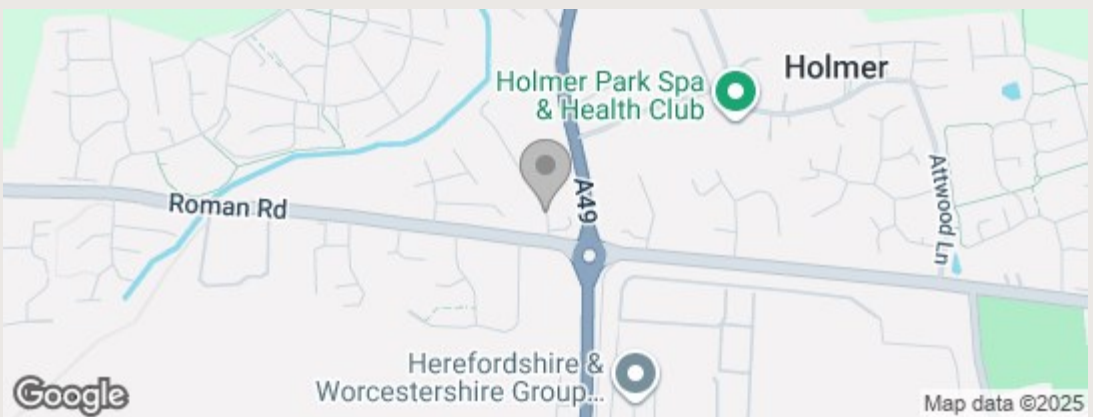
Anti-Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions
From the office leave Hereford centre on the A49 North, continue up Holmer Road and at the roundabout turn left onto Roman Road and take the first right into Belle Bank Avenue. Bear to the right and the property is found at the end of the cul-de-sac. What3words///magma.hurls.shows



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