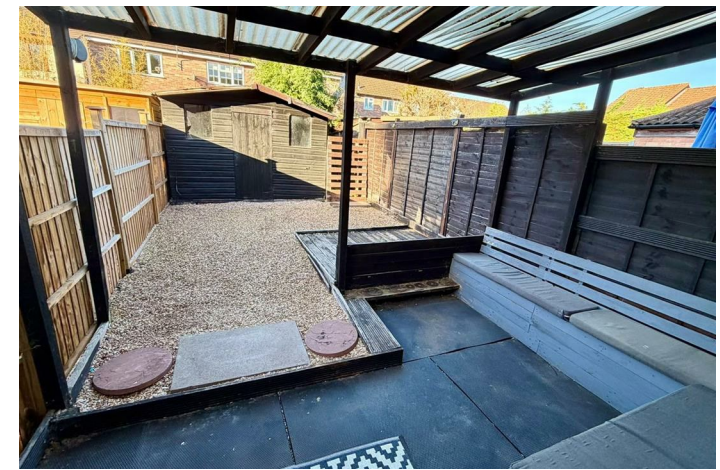




26 EASTHOLME AVENUE BELMONT, HEREFORD HR2 7UQ

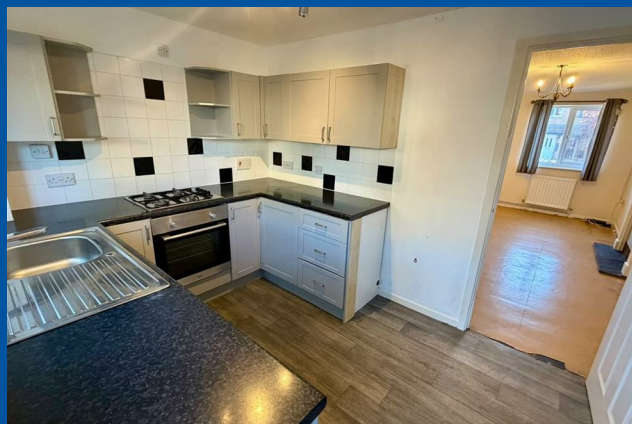
Asking Price £175,000
FREEHOLD

Occupying a peaceful cul-de-sac position on the southern outskirts of the city, a 2 bedroom terraced house offering ideal first time buyer accommodation. The property is offered for sale with no onward chain and has the added benefit of gas central heating, double glazing, off-road parking and we recommend an internal inspection.



26 EASTHOLME AVENUE

- Southern outskirts of the city
- 2 bedroom terraced house
- Gas central heating and double glazing
- Off-road parking
- Ideal for first time buyers
- No onward chain



In more detail the accommodation comprises Canopy Porch with outside light, meter cupboard and entrance door to

Reception Hall

With radiator with display shelf above, stairs to the first floor and door to

Lounge

With double glazed window to the front aspect, two radiators, fire surround, understairs storage and door to

Kitchen

With range of wall and base cupboards, ample worksurfaces with splashbacks, single bowl sink unit with mixer tap over, breakfast bar with radiator below, double glazed window and door to the rear garden, built-in oven and gas hob, central spotlights and space for appliances.

First Floor Landing

With access hatch to loft space and door to

Bedroom 1

With radiator, double glazed window to the front aspect and large built-in double wardrobe.

Bedroom 2

With radiator, double glazed window to the rear and built-in store/airing cupboard.

Bathroom

With suite comprising bath with shower unit above,

wash hand basin, low flush WC, double glazed window and towel rail/radiator.

Outside

To the front of the property there is a driveway providing off-road parking. To the immediate rear of the property there is a covered seating area with the remainder of the garden landscaped for easy maintenance and all enclosed by high fencing for privacy. Also included is a useful timber GARDEN SHED.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed out of Hereford city centre on Belmont Road (A465). At the Tesco roundabout take the first exit into Southolme Road. Take the first left into Eastholme Avenue and the property can be found at the end of the cul-de-sac on the left hand side.

Viewing

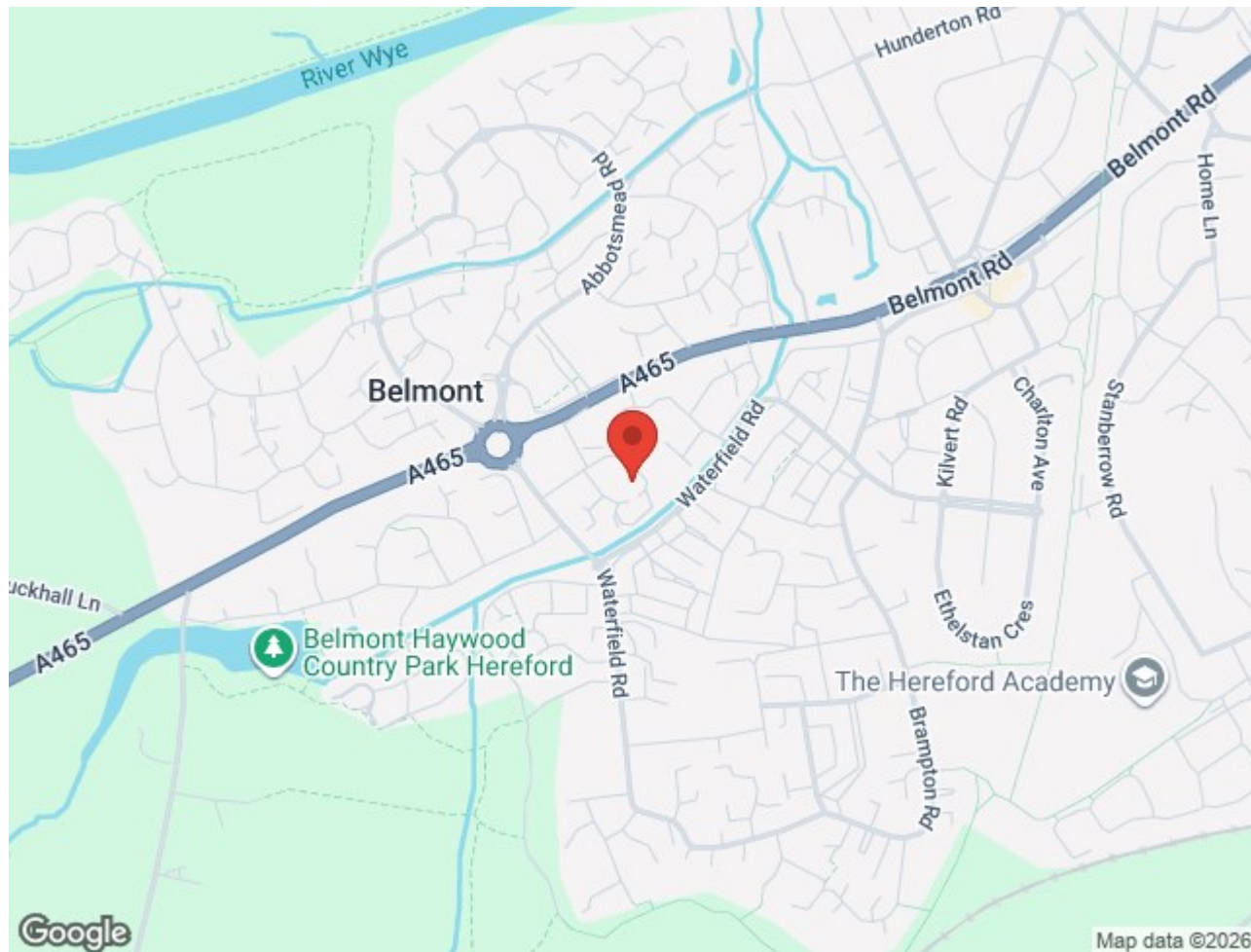
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

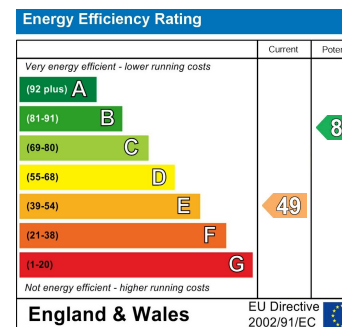
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



26 EASTHOLME AVENUE



EPC Rating: E Hereford Council Tax Band: B



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

