



## 193 BELMONT ROAD

HEREFORD HR2 7FG

£205,000  
FREEHOLD

Situated with an easy reach of Hereford city centre, a well-presented 2 bedroom terraced house offering ideal first-time buyer accommodation. The property has the added benefit of gas-central heating, double glazing, downstairs WC, off road parking and we recommend an internal inspection.



# 193 BELMONT ROAD

- Popular residential location
- Well maintained mid-terraced house
- Lounge, breakfast room/kitchen and downstairs WC
- 2 good sized bedrooms
- Ideal for first time buyers
- Must be viewed



## Canopy Porch

With a partially double-glazed entrance door through to the

## Entrance Hall

With fitted carpet, radiator, stairs to the first floor, central heating thermostat and door to the

## Kitchen/Breakfast Room

With 1 ½ bowl sink unit and mixer tap, a range of wall and base cupboards, work surfaces with splashbacks, vinyl flooring, space for breakfast table, double radiator, built-in oven and gas hob with splashback and cooker hood over, space and plumbing for a washing machine, double glazed window to the front aspect with blind, space for upright fridge/freezer and door to the

## Downstairs Cloakroom

With low flush WC, corner wash hand basin, vinyl flooring, radiator and extractor fan.

## Lounge

With fitted carpet, double radiator, TV aerial and telephone points, double glazed, double French doors to the rear patio and garden.

## First Floor Landing

With fitted carpet, radiator, access hatch to the loft space and door to

## Bedroom 1

With fitted carpet, radiator, double glazed window to the rear with blind and range of fitted wardrobes with sliding doors.

## Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect, recess ideal for wardrobes and a built-in airing cupboard also housing the gas central heating boiler.

## Bathroom

With suite comprising panelled bath with hand grips, tiled surround, shower unit and glazed screen over, pedestal wash hand basin with tiled splashback, wall mirror and shaver socket over, low flush WC, extractor fan and a ladder style towel rail/radiator.

## Outside

To the front of the property there is a brick paved driveway providing off-road parking facilities and to the rear a paved patio which leads to a lawned area. There is a covered storage area, timber garden shed and further patio all well enclosed by high fencing for privacy and a useful rear access gate.

## 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 along Belmont Road. After passing the left hand turn to Walnut Tree Avenue take the next left turning towards the shops and then immediately left again and number 193 Belmont Road is on your right-hand side.

### Viewing

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

### Money Laundering Regulations

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

### Viewing Arrangements

Strictly by appointment through the Agent (01432)  
355455.

### Tenure & Possession

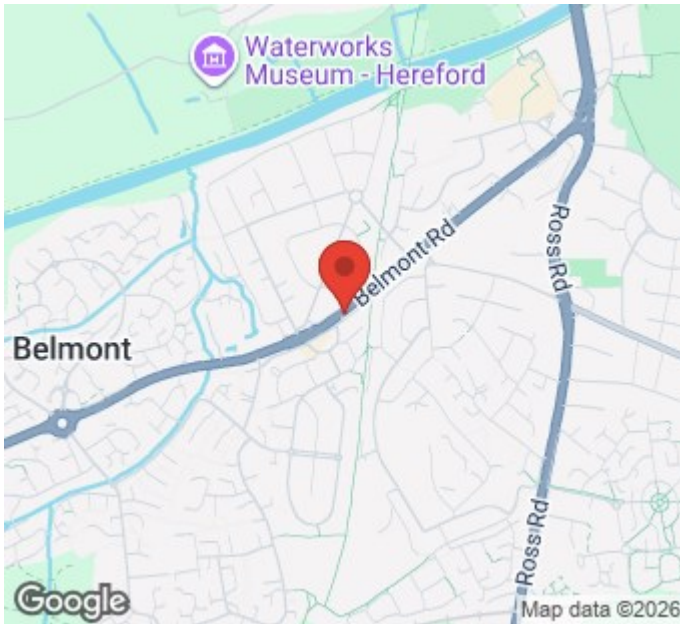
Freehold - vacant possession on completion.


### Residential lettings & property management

We operate a first class residential lettings and property  
management service, and are always looking for new  
landlords. For further details please contact James  
Garibbo (01432) 355455.

## 193 BELMONT ROAD





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

**EPC Rating: 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



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