



## 12 ABINGDON DRIVE BELMONT, HEREFORD HR2 7YY

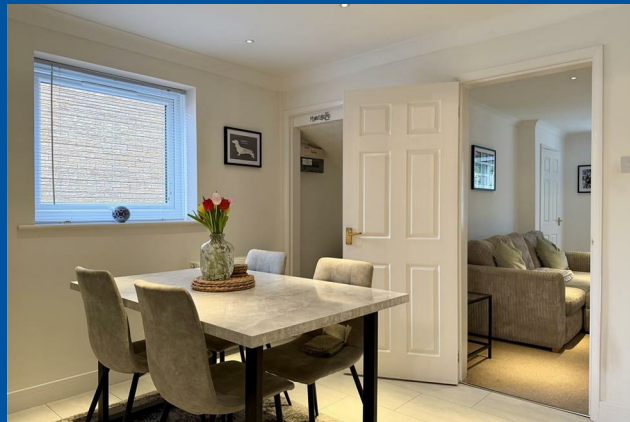
£299,995  
FREEHOLD

Situated in this popular residential location, an immaculately presented and extended three bedroom detached property. The property benefits from a large driveway, enclosed garden, single garage & comprises of a spacious lounge, dining room, modern fitted kitchen & downstairs W/C to the ground floor with three bedrooms and modern bathroom to the first floor. The property offers move in ready accommodation and would make an ideal first time buyer or family home. Sold with no onward chain.



# 12 ABINGDON DRIVE

- Modern extended detached house
- Popular residential location
- Ideal first time buyer/family home
- Sold with no onward chain
- Three bedrooms, modern kitchen & bathroom & downstairs W/C
- Large driveway, single garage & walled garden



## Ground Floor

With upvc double glazed door leading into the

## Entrance Porch

With tiled floor, wall light and door leading into the

## Entrance Hallway

With fitted carpet, radiator, double glazed window, ceiling light point, central heating thermostat and door leading into the

## Living Room

With fitted carpet, coving, recess spotlights, integrated speaker system with touch screen control panel, two radiators, double glazed bay window to the front aspect, electric fireplace with feature surround and door into the

## Dining Room

With tiled floor, coving, radiator, integrated speaker system, useful under stair storage cupboard housing the fuse box, double glazed window to the side aspect, extended kitchen with fitted base units and work surface space over, integrated fridge/freezer, a large opening into the

## Kitchen

With matching wall and base units with work surface space over, freestanding cooker with four ring gas hob, electric oven and cooker hood over, integrated appliances to include 1 1/2 bowl sink and drainer, integrated slimline dishwasher, under counter space for washing machine, double glazed window to the rear, a

double glazed door leads out to the rear garden and a door provides access to the

## Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back and storage under, tiled floor, ceiling light point and double glazed window.

## First Floor Landing

With fitted carpet, ceiling light point, loft hatch, panelling, double glazed window to the side aspect, airing cupboard housing the hot water cylinder and doors leading to

## Bedroom One

A spacious double bedroom with fitted carpet, coving, ceiling light point, radiator, double glazed window to the rear aspect and double built in wardrobes.

## Bedroom Two

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

## Bedroom Three

With fitted carpet, integrated RGB lighting installed in the coving with touchscreen control panel, ceiling light point, radiator and double glazed window to the front aspect.

## Bathroom

A modern white three piece suite comprising panelled bath with electric shower over and panelled surround, shower and distal wash hand basin, low flush w/c, radiator, double glazed window to the side aspect, ceiling light point and extractor.

## Outside

To the front the property is approached over a dropped curb leading to a large tarmac driveway providing off parking for several vehicles with an area of lawn, access to the single garage and side access gate. To the rear there is a paved patio area perfect for entertaining, south west facing with an area of lawn and stoned border enclosed by brick walling and hedging. There is a personal door into the garage where there is light and power with up and over door to the front.

## Single Garage

With up and over door to front, personal door to the side with light and power.

## Directions

Proceed south out of Hereford along Belmont Road, at the roundabout take the third exit onto Northolme Road and then take the first left onto Stanbrook Road, take the second left onto Oulton Avenue and then the first left onto Abingdon Drive where the property is situated on the right hand side indicated by the Flint & Cook for sale board.

## Money Laundering

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

## Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

## Outgoings

Water and drainage rates are payable.

## Property Services

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

## 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.

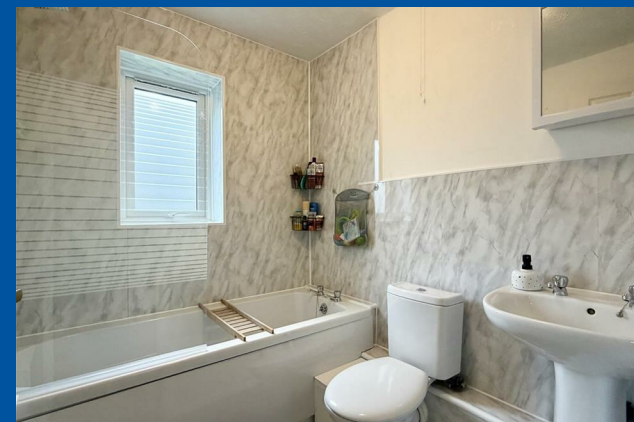
## Tenure & Possession

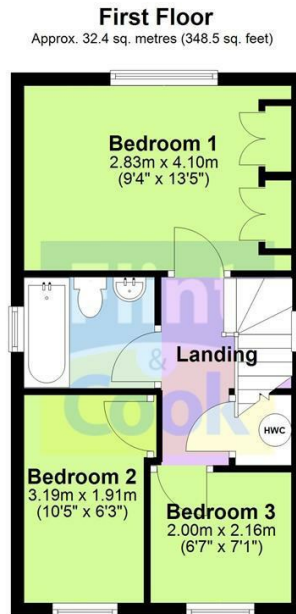
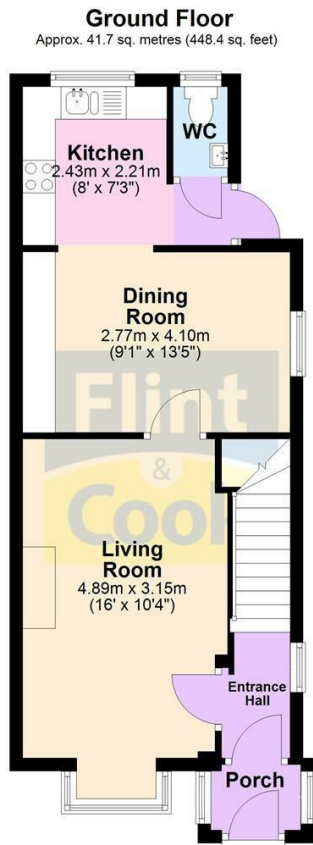
Freehold - vacant possession on completion.

## Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## 12 ABINGDON DRIVE





Total area: approx. 74.0 sq. metres (796.9 sq. feet)

**EPC Rating: D Hereford Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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