



Williams Estate Agents

Present:

**33**  
**Eastholme Avenue**  
Hereford, HR2 7UQ

**Guide Price £186,500**

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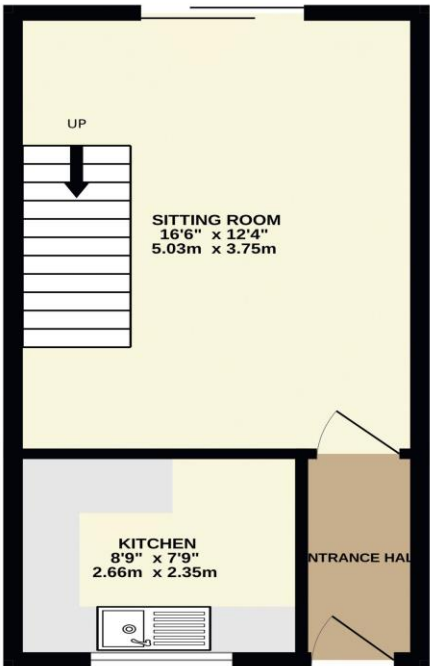
Two Bedroom Property - Garage & Gardens - Double Glazed & Gas Heating - In Need of Modernisation - No Chain! -



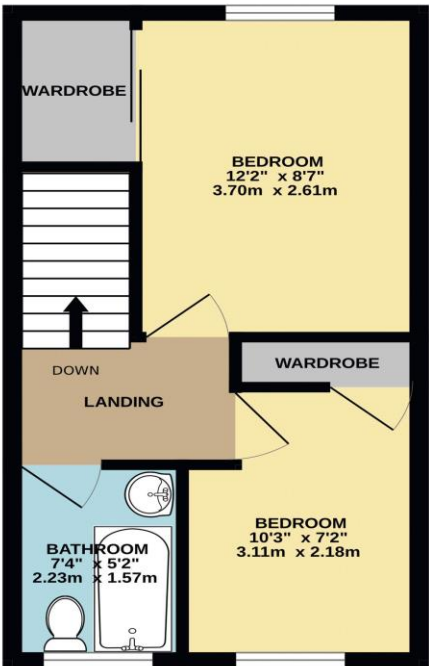
33 Eastholme Avenue, Belmont, Hereford, HR2 7UQ

**The Property:** A two bedroom middle terraced property located in the popular area of Belmont. The accommodation benefits from double glazing and double glazed doors to the garden, a garage with driveway to the left of the property and gas heating in the sitting room. Directions: Leaving Hereford on the Belmont Road and proceed to the Tesco roundabout turning left into Southolme Road and turn left into Eastholme Ave.

GROUND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# ACCOMMODATION

Refer To Floorplan For Measurements

## Entrance Hall

## Kitchen

With a range of base and wall units, double glazed window to front aspect.

## Sitting Room

With double glazed door to garden, stairs to first floor.

## First Floor Landing

## Bathroom

## Bedroom 1

## Bedroom 2

## Exterior

With lawned rear garden. With Garage and parking.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

These PARTICULARS are for guidance purposes only. Williams do not survey the property. They do not constitute any part of an offer or contract. All information released by Williams Estate Agents should be confirmed by a solicitor before you exchange contracts.