



7 COPPIN RISE BELMONT HR2 7UE

£185,000
FREEHOLD

Situated on the outskirts of the city a 2 bedroom end of terraced house close to local amenities with gas central heating, double glazing, ample off-road parking, private rear garden. Ideal for first time buyers. No onward chain!



7 COPPIN RISE

- Outskirts of city
- Modern 2 bedroom end of terrace house
- 2 bedrooms
- Gas central heating & double glazing
- Off road parking for at least 3 vehicles
- No onward chain



Entrance Hall

With laminate flooring radiator, central heating thermostat and archway through to the

Kitchen

The kitchen is fitted with a range of light wood wall and base cupboards with white worksurfaces with splashbacks providing plenty of storage and workspace. A stainless steel oven and extractor hood are neatly integrated, with a 1 ½ bowl sink positioned beneath the window that overlooks the front of the property. The space is practical and well lit, with tiled splashbacks adding a finished look to the area.

Living Room

This inviting living room features light wood laminate flooring, 2 radiators, decorative fire surround and a neutral decor that creates a bright and airy atmosphere. The white painted staircase leads up to the first floor and sliding glass doors open directly onto the garden, offering a lovely view and easy access to the outside space. The room benefits from natural light and offers ample space for living and dining arrangements.

Bedroom 1

This bedroom offers a comfortable space with

neutral walls and a dark carpet underfoot. A built-in wardrobe fits neatly into one corner, providing storage while preserving floor space. The window looks out to the greenery beyond, allowing natural light to fill the room.

Bedroom 2

A second bedroom, similarly presented with neutral walls and a dark carpet, offers a peaceful retreat. A radiator is positioned under the window, which lets in natural light and views of the surrounding area.

Bathroom

The bathroom is fitted with a white suite including a bath with an overhead shower, a vanity wash hand basin with storage below, low flush WC. The walls around the bath and shower area are finished with a green marble-effect panel, adding a touch of character to the otherwise simple and practical space. A window ensures good ventilation and natural light.

Outside

To the front of the property there is a long garden with a large driveway to the side providing ample off-road parking for at least three vehicles. The rear garden offers a private outdoor space with a paved patio area leading to a lawn

bordered by mature trees and shrubs. Fencing and greenery surround the garden, providing a natural backdrop and a sense of seclusion, perfect for relaxing or entertaining outdoors.

Property Services

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

Outgoings

Water and drainage rates are payable.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

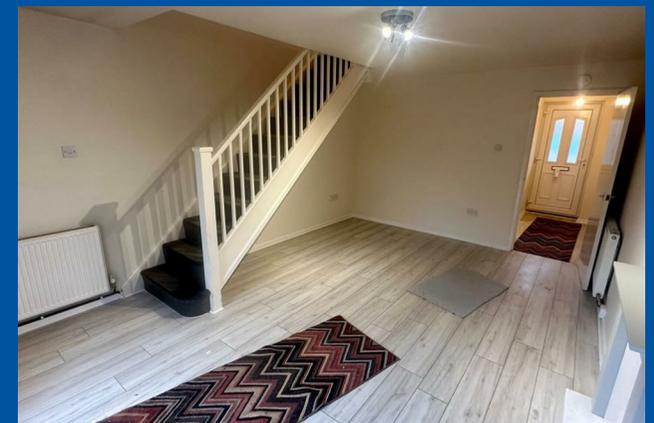
Residential lettings & property management

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.

Money Laundering

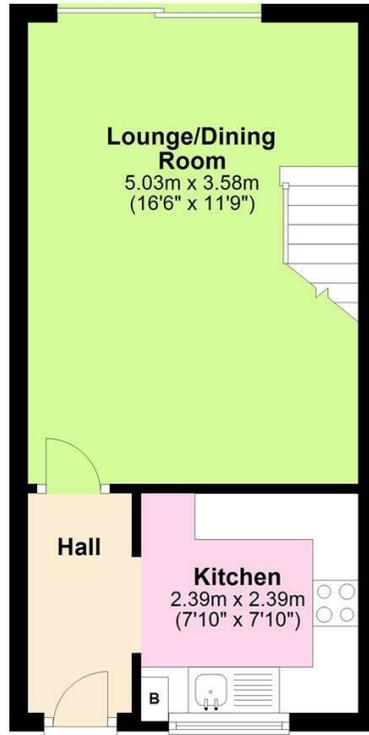
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

7 COPPIN RISE



Ground Floor

Approx. 27.0 sq. metres (291.0 sq. feet)



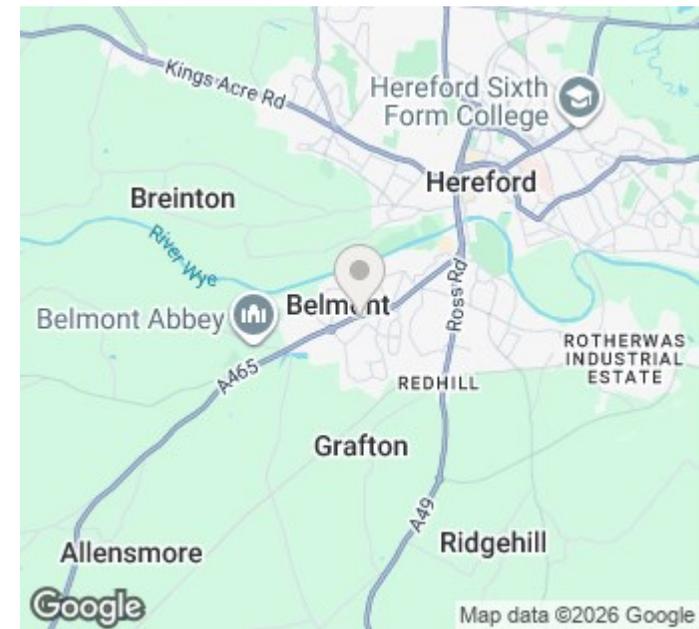
First Floor

Approx. 27.5 sq. metres (296.3 sq. feet)



Total area: approx. 54.6 sq. metres (587.3 sq. feet)

EPC Rating: C **Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			90
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

