



22 WESTBURY CLOSE

BELMONT, HEREFORD HR2 6RE

£169,950
FREEHOLD

Situated to the south of Hereford City within this quiet cul-de-sac, a well presented one bedroom terraced property offering ideal first time buyer/ investor accommodation. The property benefits from gas central heating, double glazing, modern kitchen & shower room, allocated parking & a low maintenance garden. A viewing is highly recommended.



22 WESTBURY CLOSE

- Ideal for a first time buyer
- One double bedroom
- Modern kitchen & shower room
- Allocated parking, low maintenance garden
- Must be viewed!
- Gas central heating & double glazing



Ground Floor

With a canopy porch and entrance door leading into the

Entrance Hall

With laminate flooring, radiator, spotlights, airing cupboard housing the gas central heating boiler, fitted wall cabinets, a bi-folding glazed door to the living/dining room and opening into the

Kitchen

A modern fitted kitchen comprising a range of matching wall and base units. There is ample work surface space with tiled splash backs, a sink and drainer unit, freestanding cooker with electric hob and oven with cooker hood over, under counter space and plumbing for a washing machine and dishwasher, space for a freestanding fridge/freezer, pantry style cupboard, spotlights and double glazed window to the front aspect.

Lounge/Dining Room

A spacious lounge/dining room with laminate flooring, spotlights and additional ceiling light point, radiator, carpeted stairs leading up with useful under stair storage cupboards and double glazed sliding doors out to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, useful storage cupboard, a door into the shower room and opening into the

Bedroom

A spacious bedroom area with fitted carpet, ceiling light point, radiator, double glazed window to the front aspect with fitted blind and ample space for wardrobe storage.

Shower Room

Comprising a double width walk in shower with mains fitment shower head over, glass sliding door and tiled surround, pedestal wash hand basin, low flush w/c, chrome heated towel rail and double glazed window.

Outside

To the rear there is a low maintenance garden laid to a mix of stone and patio with a useful wooden storage shed. The rear is enclosed by fencing and has an access gate leading into a footpath/cycle path leading into the city centre. To the front there is a low maintenance stoned area with paved pathway to the front door. A short walk away there is an allocate parking space.

Directions

Proceed south out of Hereford over Greyfriars Bridge taking the 1st exit onto Ross Road. At the 2nd set of traffic lights take the left-hand turn at Broadleys pub onto Holme Lacy Road and continue along this road to Rotherwas Trading Estate taking the left-hand turning onto Goodwin Way and then taking the 2nd right-hand turning onto Westbury Close.

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.

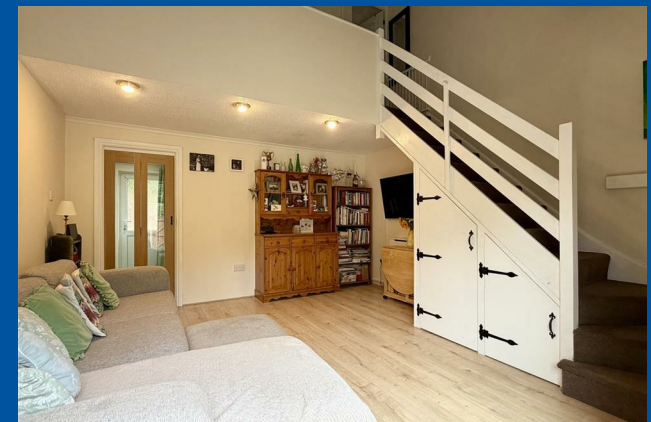
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

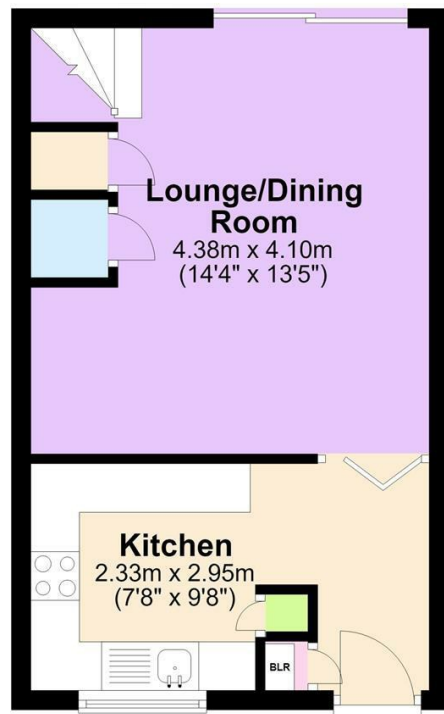
Strictly by appointment through the Agent (01432) 355455.

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Ground Floor

Approx. 27.9 sq. metres (300.6 sq. feet)



First Floor

Approx. 15.9 sq. metres (171.0 sq. feet)



Total area: approx. 43.8 sq. metres (471.6 sq. feet)

EPC Rating: C Hereford Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(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

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