



7, Monkscroft Drive, Hereford, HR2 7XB  
Price £260,000

# 7 Monkscroft Drive Hereford

A wonderful opportunity to purchase this family home which has been subject to extensive refurbishment. The works include new carpets and floorings throughout, double glazed windows, new interior doors, fitted kitchen, replacement bathroom, Worcester boiler and electrical consumer unit.

With three bedrooms and bathroom to the first floor, living room with media wall, dining room and kitchen on the ground floor which are all double glazed and gas centrally heated.

Located in a quiet cul-de-sac within the popular area of Belmont, this delightful semi-detached house on Monkscroft Drive has many nearby amenities and also has driveway parking, attached garage and good sized rear gardens.

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- Fully refurbished home
- Three bedrooms
- Quiet cul-de-sac location
- Newly fitted kitchen
- Brand new bathroom
- New carpets & floorings
- Replacement Worcester boiler
- Garage & driveway parking
- Good size enclosed rear garden
- No Onwards chain

## Material Information

**Price** £260,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** C

**EPC:** (null)

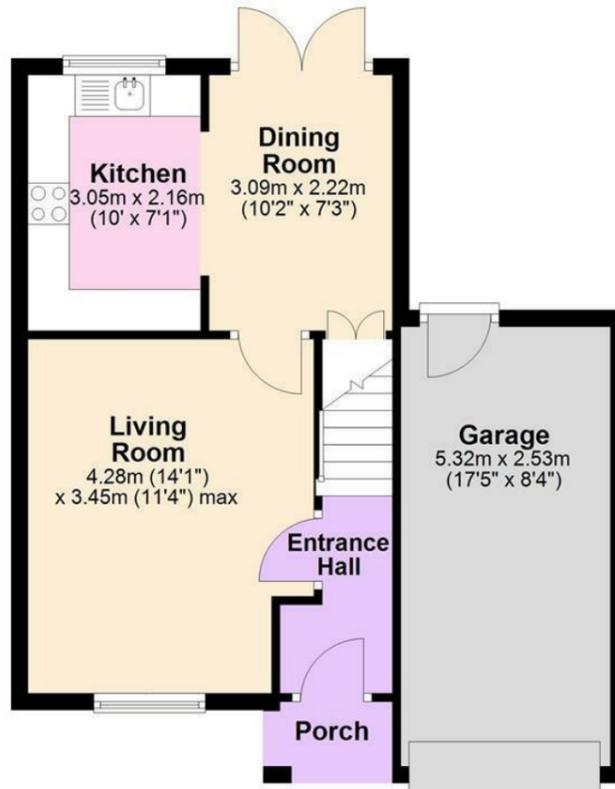
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

# Awaiting Energy Performance Certificate

Please note that the dimensions stated are taken from internal wall to internal wall.

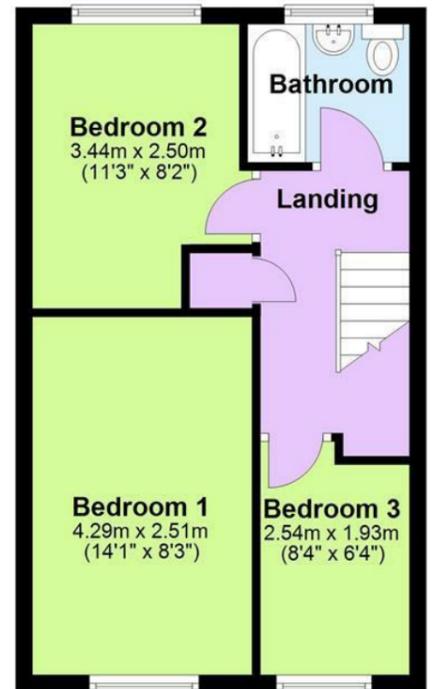
## Ground Floor

Approx. 48.2 sq. metres (519.2 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 83.6 sq. metres (900.2 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Property Description

The property is entered from the front through a canopy porch with secure entrance door into the hallway that has a glazed door to the living room and carpeted stairs rising to the first floor. The living room features an impressive feature media wall including storage cupboards, a double glazed window to the front and a glazed door into the dining room where there is also a feature wall with wooden slat panelling, a large under stairs storage cupboard, patio doors opening out to the rear garden and an archway through to the kitchen. Newly fitted and consisting of matching wall, base and drawer units with tiled splashbacks, fitted double Hotpoint oven, gas hob with extractor hood over, composite sink and cupboard housing the newly fitted Worcester boiler.

The stairs rise to the first floor landing which has access to the loft space, fitted storage cupboard with shelf and wooden doors to all other rooms. The brand new bathroom suite comprises of bath with shower over, sink with cupboard under, WC, extractor fan, obscure double glazed window to the rear, fully tiled walls. The bedrooms are all carpeted with double glazed windows - one & two are both doubles, bedroom three is a single.

## Dimensions

Living Room - 14'10 (4.28m) x 11'4 (3.45m)

Dining Room - 10'2 (3.09m) x 7'3 (2.22m)

Kitchen - 10' (3.05m) x 7'1 (2.16m)

Bedroom 1 - 14'1 (4.29m) x 8'3 (2.51m)

Bedroom 2 - 11'3 (3.44m) x 8'2 (2.50m)

Bedroom 3 - 9'1 (2.54m) max x 6'4 (1.93m)

## Garage & Gardens

The property is approached from the road via a block paved driveway which leads up to the garage and also provides parking for 2/3 cars, there is a border to the front with various trees planted. A metal up and over door gives access to the garage which also has a pedestrian door to the rear.

The rear garden is accessed from the patio doors in the dining room out onto a large patio area, the remainder of the rear garden has been cleared from foliage leaving a blank canvas for the new owner and is enclosed by wooden fencing with a metal shed in the far corner.

## Location

Belmont is a popular residential area located on the South West outskirts of Hereford city. It is well serviced with many local amenities including doctors' surgery, pharmacy, supermarket, petrol station and bus routes into Hereford. The city centre is easily accessible (approx 2 miles) via good walking and cycling routes including a riverside path. There is also Belmont Country Park and Belmont Pools a short walk away.

## Services

All mains services are connected to the property

Tenure - Freehold

## Broadband

Broadband download upload Availability

Standard 4 Mbps 0.6 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 8000 Mbps 8000 Mbps Good

Networks in your area - Zzoomm, Openreach

## Mobile Phone Coverage

Please check <https://www.ofcom.org.uk/mobile-coverage-checker>

## Anti-Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## Directions

From the office head South on the A465 Abergavenny Road and on reaching the roundabout with Tescos to the right, take the 4th exit onto Abbotsmead Road and 1st right into Whitefriars Road, 1st right again into Monkscroft Drive where the property is found on the left hand side.

