



THE GARTH BELMONT

HEREFORD HR2 9RS

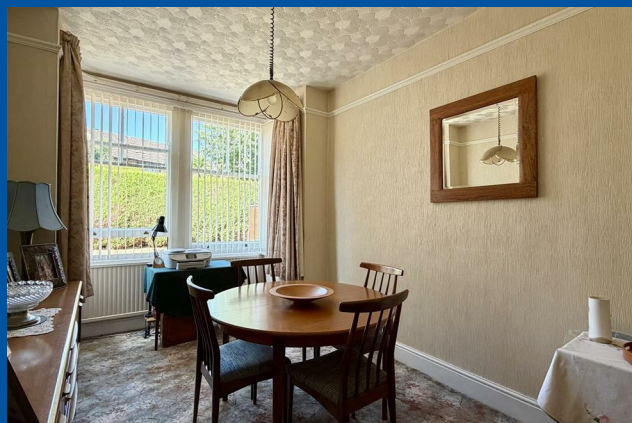
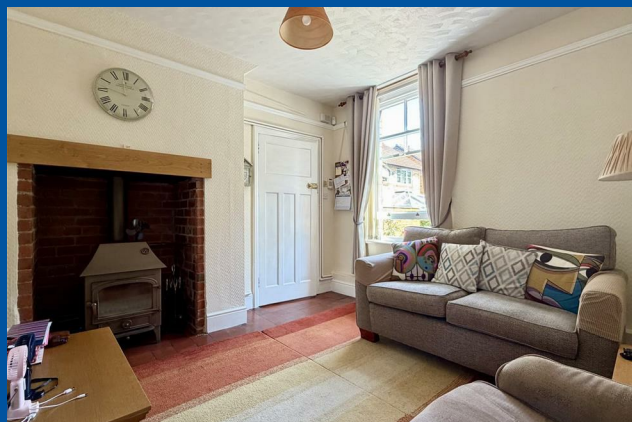
Asking Price £595,000
FREEHOLD

An impressive and substantial three-bedroom detached residence, offering exceptionally spacious and versatile accommodation situated on the southern outskirts of the City. The Garth boasts three generous reception rooms, three bathrooms and well-proportioned living space throughout, complemented by attractive wrap-around gardens, ample gated driveway parking and a single garage. Offering plenty of space both inside and out, this individual home is perfectly suited to family living and must be viewed to fully appreciate all that it has to offer.



THE GARTH BELMONT

- Older style detached house • Three bedrooms, three bathrooms & three receptions • Gated driveway, single garage & gardens • Ideal home for family living • Southern outskirts of the City • Must be viewed!



Ground Floor

With wooden entrance door leading into the

Entrance Porch

With tiled floor, space for coat and shoe storage, windows to the front and door leading into the

Spacious Entrance Hall

With quarry tiled floor, ceiling light point, radiator, window to the side, carpeted stairs leading up with useful under stair storage and doors into the

Living Room

A large spacious and airy living room with fitted carpet, bay window to the front aspect with feature sash windows, additional sash window to the side aspect, there are three radiators, a central ceiling light, picture rail, four wall lights and coal effect gas flame fire place with feature surround.

Dining Room

With fitted carpet, bay window with feature sash windows, radiator and central ceiling light.

Downstairs Shower Room

With fitted shower cubicle, glass door, tiled surround and mains fitment shower head over, pedestal wash hand basin, low flush w/c, radiator and sash window.

Sitting Room

With a quarry tiled floor, ceiling light point, sash window to the side aspect, radiator, picture rail and woodburning stove with feature brick surround and wooden mantle over. A door leads from the sitting room into the

Kitchen

Fitted with a range of wall and base units with ample tiled work surface space over, 1 1/2 bowl sink and drainer unit, integrated appliances to include a four ring electric hob, electric oven and microwave, dishwasher and fridge, there is ample space for a breakfast table, a door to the utility, door to the side porch and double glazed window to the rear garden.

Utility Room

With Belfast sink, space and plumbing for a washing machine, tumble dryer and freestanding fridge/freezer, modern fitted gas central heating boiler, wall mounted fuse box, window and door out to the rear garden.

Side Porch

With tiled floor, coat storage, windows to the side and rear with entrance door to the front.

First Floor Landing

A spacious landing area with fitted carpet, sash window, dado rail, picture rail, a large storage cupboard, ceiling light point, loft hatch and doors into

Main Bedroom with En-suite & Dressing Room

A spacious principal suite with an ensuite shower room and wall in dressing room. The bedroom comprises fitted carpet, a ceiling light point, two radiators, three sash windows, ample space for wardrobes, a door into the walk in wardrobe with hanging rails and fitted shelving and a door into the ensuite which comprises a walk in shower with tiled surround and electric shower

over, wash hand basin with part tiled splash back and storage below, low flush w/c and radiator.

Bedroom Two

A second spacious double with fitted carpet, central ceiling light, radiator, feature sash window and ample space for wardrobes.

Bedroom Three

A third double comprising fitted carpet, central ceiling light, fitted carpet, radiator and a sash window.

Bathroom

Three piece suite comprising panelled bath with part tiled surround and handheld shower attachment, pedestal wash hand basin, low flush w/c, radiator and sash window.

Outside

The property is approached via a dropped curb with double wooden gates and additional pedestrian gate opening onto a large driveway providing off road parking. There is a good sized area of lawn with an array of ornamental plants and shrubbery. Access to the single garage with double opening doors and personal door. Gates on both sides of the property open to the rear garden. The rear garden is laid to lawn with a paved patio area perfect for entraining. There is a useful wooden storage shed, outside tap and the garden is enclosed by hedging.

Directions

From the City Centre, proceed south out of Hereford

along Belmont Road. At the roundabout take the second exit onto the A465 Abergavenny Road and the property is situated 100 yards down on the right hand side.

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.

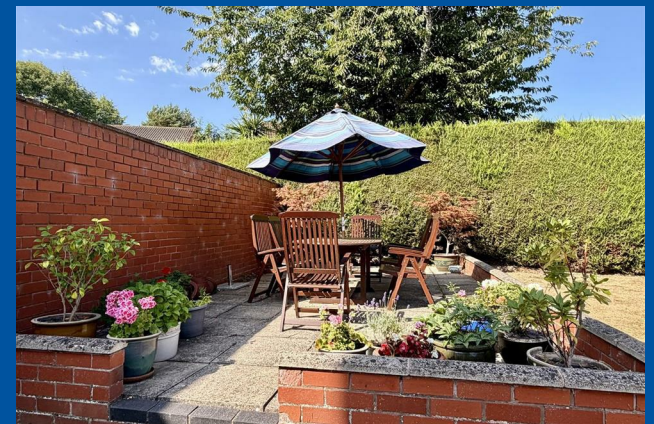
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

THE GARTH BELMONT





Total area: approx. 156.7 sq. metres (1686.9 sq. feet)
The Garth, Belmont, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Hereford Council Tax Band: E

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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