



1 Cranborne Close, Belmont, Hereford, HR2 7SY



**1 Cranborne Close
Belmont
Hereford
HR2 7SY**

Summary of Features

- Detached family house
- 4 Bedrooms, 3 Reception Rooms
- Cul de sac position
- No ongoing chain

Asking Price £325,000

A detached extended house set in a small cul de sac on the popular development of Belmont, just 1.5 miles from Hereford centre. The property is gas central heated and double glazed and has the benefit of a rear Conservatory extension as well as two other Reception Rooms, Kitchen/Breakfast and Utility. To the first floor there are 4 Bedrooms, an En Suite and also family Bathroom. A drive provides parking and in turn leads to the Garage, there are garden areas to the front and rear.

No ongoing chain.

Situation:

Belmont is a popular development on the southern fringes of the city, with good neighbourhood facilities such as Doctor's Surgery, Supermarkets and regular bus service into the centre. The main facilities are in Hereford including leisure, educational and shopping.

Accommodation:

Double glazed enclosed front Porch with door to -

Reception Hall

With stairs to first floor. Door to -

Sitting Room

With double glazed bay window to front, gas coal effect fire, double doors opening to -

Dining Room

With double glazed sliding doors to -

Conservatory

Being of good size with double glazed windows. Doors to rear garden.

Kitchen/Breakfast Room

Having a range of base and eye level units, 4 ring gas hob with oven under and extractor over, stainless 1½ bowl sink, wine rack, double glazed windows, breakfast bar, understairs cupboard. Door to -

Utility Room

Having double glazed window to outside, base unit with work surface area with inset sink, door to garage.

Cloakroom

Having double glazed window, WC low flush suite and sink.

Stairs lead from the Reception Hall to -

First Floor:

Landing

Bedroom 1

Having double glazed window to front. Door to -

En Suite Shower

Having shower, WC low flush suite, wash hand basin, double glazed window.

Bedroom 2

With fitted wardrobes and double glazed window.

Bedroom 3

Having double glazed window to rear with fitted cupboard.

Bedroom 4

With double glazed window to rear and fitted cupboard.

Bathroom

Comprising bath, WC low flush suite, wash hand basin, airing cupboard and double glazed window.

Outside:

To the front of the property is a drive providing parking for a couple of cars and in turn leads to the Garage with door to Utility and wall mounted gas central heating boiler.

The garden area to the front comprises shrubs, stoned area and side gate to the rear. The rear



gardens are enclosed within walling and fencing enjoying a high degree of privacy and are arranged for ease of maintenance with brick pavior and stoned areas, raised brick planter with shrubs and a garden shed.

Services:

Mains electricity, water, drainage and gas are connected to the property.

Tenure:

Freehold.

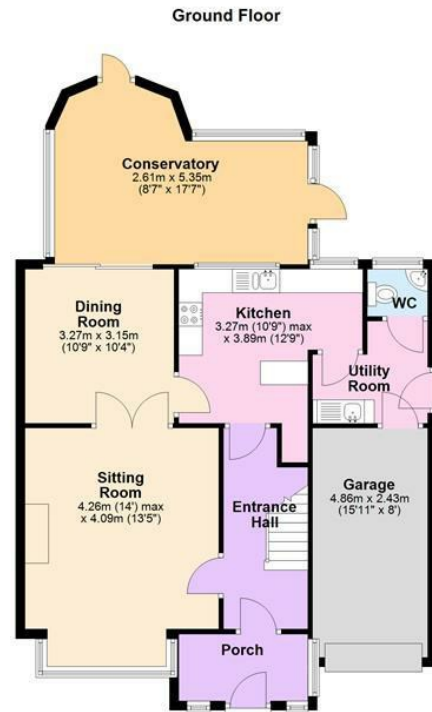
Directions:

Proceed south over the New Bridge taking the Abergavenny Road and at the next roundabout, opposite Tesco, take the third exit onto Northolme Road and proceed to the next mini roundabout, turning left onto Dorchester Way. After a short distance you will see a turning for Cranborne Close on the left hand side, where the property will be seen immediately on the left, as denoted by the Agent's For Sale board.

Anti Money Laundering:

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.





Total area: approx. 144.3 sq. metres (1552.9 sq. feet)

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

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.