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# 32 Grantham Close, Belmont, Hereford, HR2 7ZG

*'Situated to the south of Hereford City a two bedroom mid terraced home with gas central heating, double glazing, allocated parking and enclosed rear garden'*

## £160,000 (Freehold)

**Residential Sales**

# 32 Grantham Close, Belmont, Hereford, HR2 7ZG

**LOCATION**
The property is located to the south of Hereford City in the popular Belmont district. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

**DESCRIPTION**
The subject property is a two bedroom mid terraced home with gas central heating, double glazing, allocated parking and enclosed rear garden with accommodation comprising entrance hall, kitchen, sitting room, first floor landing with access to two bedrooms and bathroom. In more detail the accommodation comprises:

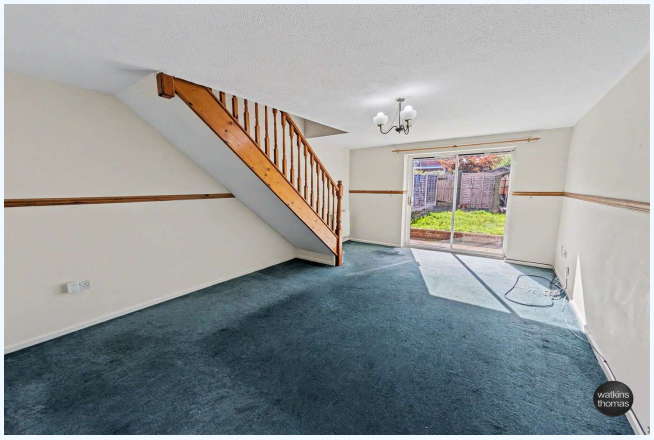
**ON THE GROUND FLOOR:**

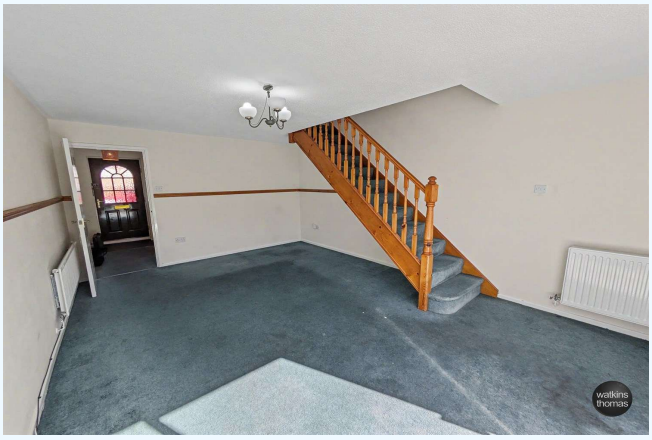
**Entrance Hall**
A front aspect double glazed panelled entrance door leads to the entrance hall with panelled radiator, mat-well, arch to the kitchen and door to the sitting room.

**Kitchen**
2.39m (7'10) x 2.36m (7'9)
With front aspect double glazed window, a range of units comprising 1½ bowl sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, integrated electric oven and gas hob with cooker hood over, space for washing machine, space for upright fridge freezer and wall mounted gas central heating boiler.



**Sitting Room**
5.13m (16'10) x 3.58m (11'9) (maximum including stairs)
With rear aspect double glazed patio door to the garden, two panelled radiators, stairs to the first floor and television point.



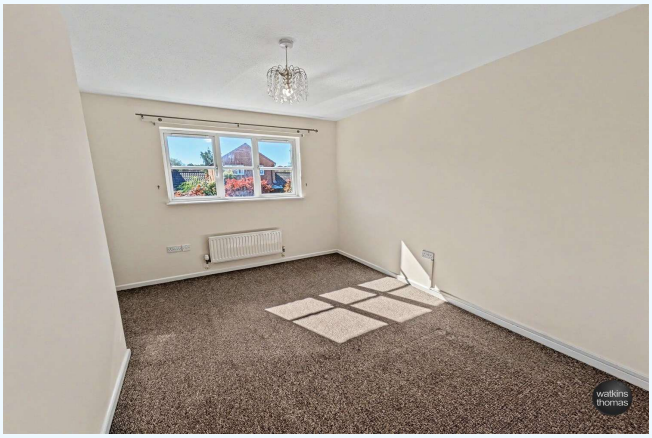


**ON THE FIRST FLOOR:**

**Landing**
With access hatch to loft space, doors to bedrooms and bathroom.

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**Bedroom 1**
3.58m (11'9) x 2.97m (9'9) (maximum to the wardrobe)
With rear aspect double glazed window, built-in double wardrobe and panelled radiator.

**Bedroom 2**
3.25m (10'8) x 2.03m (6'8) (maximum)
With front aspect double glazed window, built-in single wardrobe and panelled radiator.

**Bathroom**
2.31m (7'7) x 1.45m (4'9)
With front aspect double glazed window with suite comprising panel enclosed bath with thermostatically controlled shower over, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, partially shower boarded wall surround, panelled radiator, extractor fan and vinyl flooring.




**OUTSIDE:**
To the front of the property is a block paved area with access to the front door.
To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. There is a useful storage shed and the garden is enclosed by fencing to provide a degree of privacy with a rear gate giving access to the parking area.

**Agent's Note**
Located a short distance away from the property is a parking area with two tandem parking spaces.

**COUNCIL TAX BAND B**
Payable to Herefordshire Council

**BROADBAND & MOBILE PHONE COVERAGE:**
Broadband - Ultrafast available.

Mobile Phone Coverage - Please use https://checker.ofcom.org.uk/en-gb/mobile-coverage to verify mobile coverage of different networks at this address.

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**SERVICES**
It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

**VIEWING**
Strictly by appointment through the agents, telephone Hereford (01432) 272280.

**DIRECTIONAL NOTE**
Proceed out of Hereford along the Belmont Road. On reaching the roundabout take the third exit onto Northolme Road. Continue to the roundabout and take the third exit onto Grantham Close. After approximately 50 metres the property is located on the right hand side as indicated by the agents for sale board.

**FOR FURTHER INFORMATION**
PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

**30th September 2026**
ID43823

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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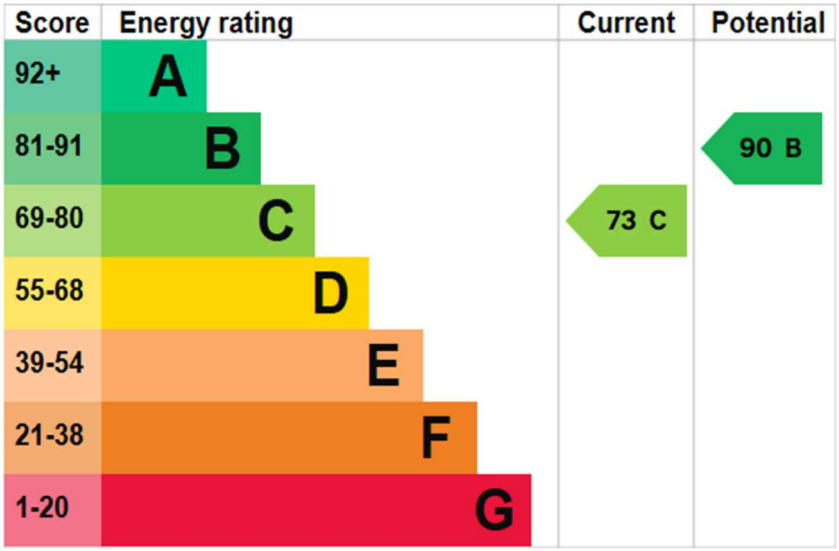
**ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.




The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

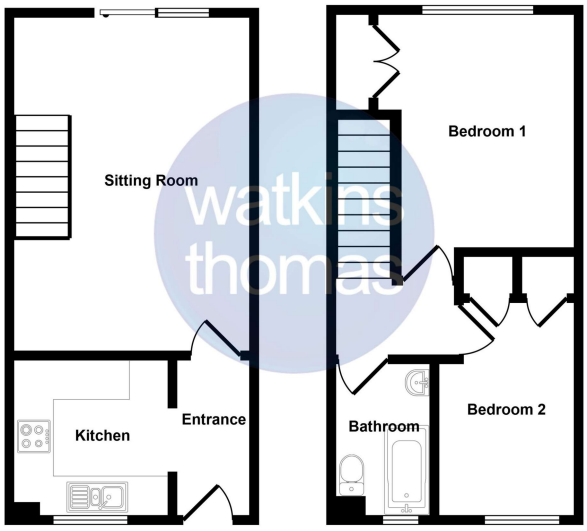
- the average energy rating is D
- the average energy score is 60

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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Approx Gross Internal Area**
**55 sq m / 596 sq ft**




Ground Floor
**Approx 28 sq m / 297 sq ft**

First Floor
**Approx 28 sq m / 299 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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