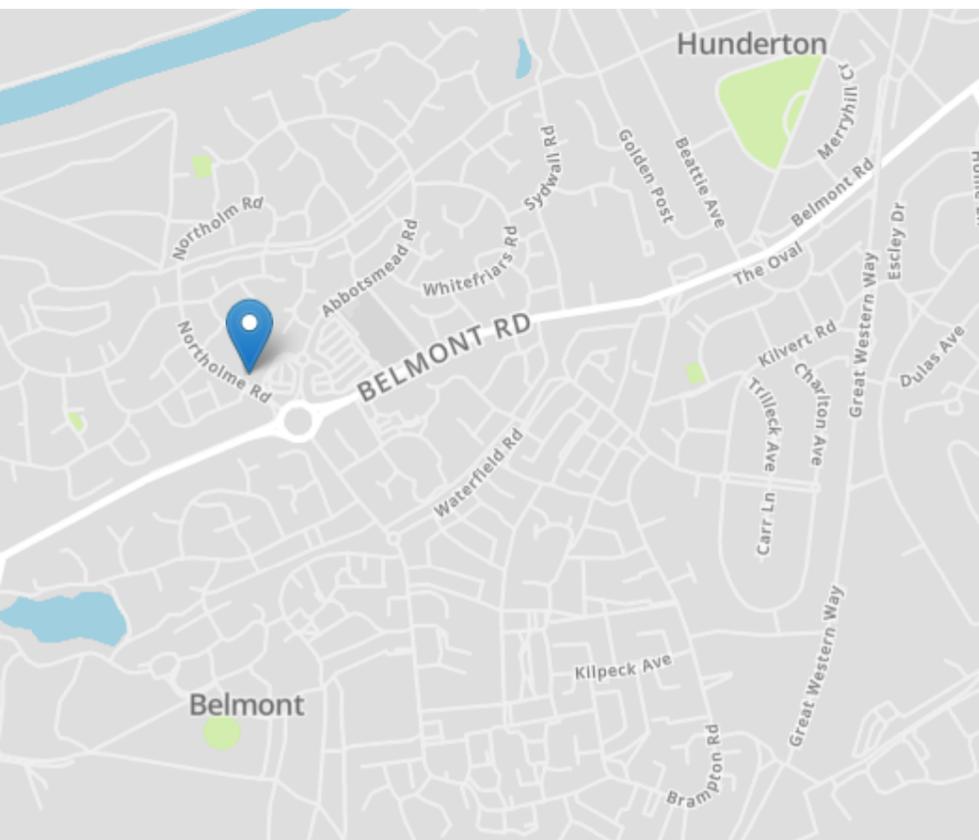




DIRECTIONS

From Hereford City, head south on the A49, taking the third exit off the Asda roundabout onto Belmont Road (A465). After 1 mile, take the third exit off the roundabout onto Northolme Road, then at the next roundabout take the third exit onto Grantham Close. Take your first right onto Farringdon Avenue, where property can be found at the end on the right-hand side, as indicated by Stooke, Hill and Walshe For Sale Board. For those who use 'What3Words': ///tribes.curve.leaps



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'B'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

21 Farringdon Avenue
Belmont Hereford HR2 7ZH

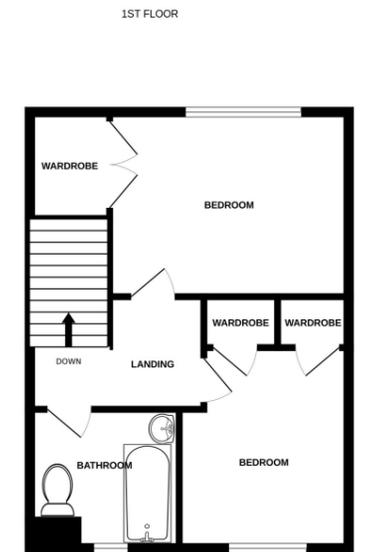
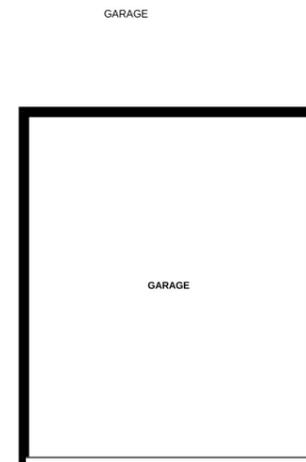
£200,000



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OVERVIEW

A modern 2 bedroom terrace property, with spacious living/dining area, kitchen, private rear garden, and the added benefit of a garage with off-road parking for 2 vehicles. Located in a quiet cul-de-sac, the property enjoys the additional benefit of being situated just off a dedicated cycle route, with an under 10 minutes ride to the City Centre. Belmont itself offers numerous amenities; library, GP surgery, pharmacy, natural health centre, Haywood country park with its lakes, as well as the practicalities of supermarket and petrol station.

In more detail the property comprises:

Double glazed door at the front elevation leads to:

Entrance Hall

With lino flooring, radiator, power point and ceiling light point.
Archway leads to:

Kitchen

2.4m x 2.4m (7' 10" x 7' 10")
With double glazed window to the front elevation, wall mounted Valent combi boiler, fitted base units with roll top working surfaces over, 1.5 bowl sink with drainer and chrome mixer tap over, Candy 4 ring gas hob, electric Beko oven below, and cooker hood over, space for fridge freezer, and space and plumbing for washing machine.

Lounge/Dining Room

3.635m x 5.125m (11' 11" x 16' 10")
With laminate flooring, 2 radiators, TV point, telephone point and power points, ceiling light point, and double glazed sliding patio door to the rear garden.

From the entrance hall a fitted carpet staircase leads to:

FIRST FLOOR

Landing

With loft hatch, ceiling light point, and power point.

Bedroom 1

3.0m x 4.0m (9' 10" x 13' 1")
With carpet flooring, ceiling light point, double glazed window to rear elevation, and double doors opening into a fitted wardrobe with hanging rail, power points and radiator.

Bedroom 2

3.3m x 2.1m (10' 10" x 6' 11")
With carpet flooring, ceiling light point, double glazed window to the front elevation, radiator, and 2 single doors opening into 2 separate fitted storage with storage shelving, hanging rail.

Bathroom

With lino flooring, ceiling light point, double glazed obscured glass window to the front elevation, ceiling extractor point, tiled surrounding the bath with electric shower over and hot and cold chrome taps over, wash hand basin with hot and cold chrome taps over, and wall mounted vanity space with wall light and shaver point.

OUTSIDE

The southeast rear garden is low maintenance with a patio seating area, with timber sleepers dividing the patio and the lawned space. There is a rear access gate with fencing either side and this property has the benefit of a garage and parking for 2 vehicles. The front garden is low maintenance with a pathway leading to the front door, and also is predominantly laid to lawn, and dispersed with shrubbery areas.

Garage

Having a pitch roof, and up and over door at the front.



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- Kitchen 2.4m x 2.4m (7' 10" x 7' 10")
- Lounge/Dining Room 3.635m x 5.125m (11' 11" x 16' 10")
- Bedroom 1. 3.0m x 4.0m (9' 10" x 13' 1")
- Bedroom 2. 3.3m x 2.1m (10' 10" x 6' 11")

And there's more...

- Popular residential area
- Close to local amenities