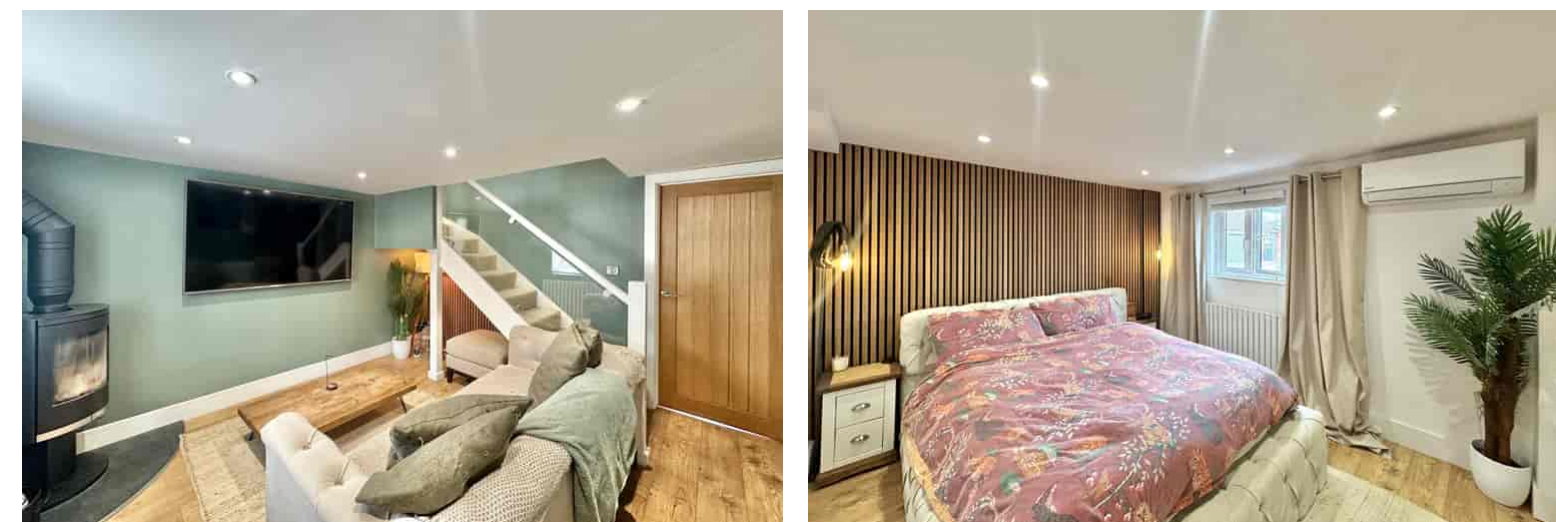


2 Belle Vue Terrace  
St. Owen Street HEREFORD HR1 2JN

£280,000



• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Victorian three storey town house • Convenient City location • Three bedrooms • Ideal investment opportunity

## 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

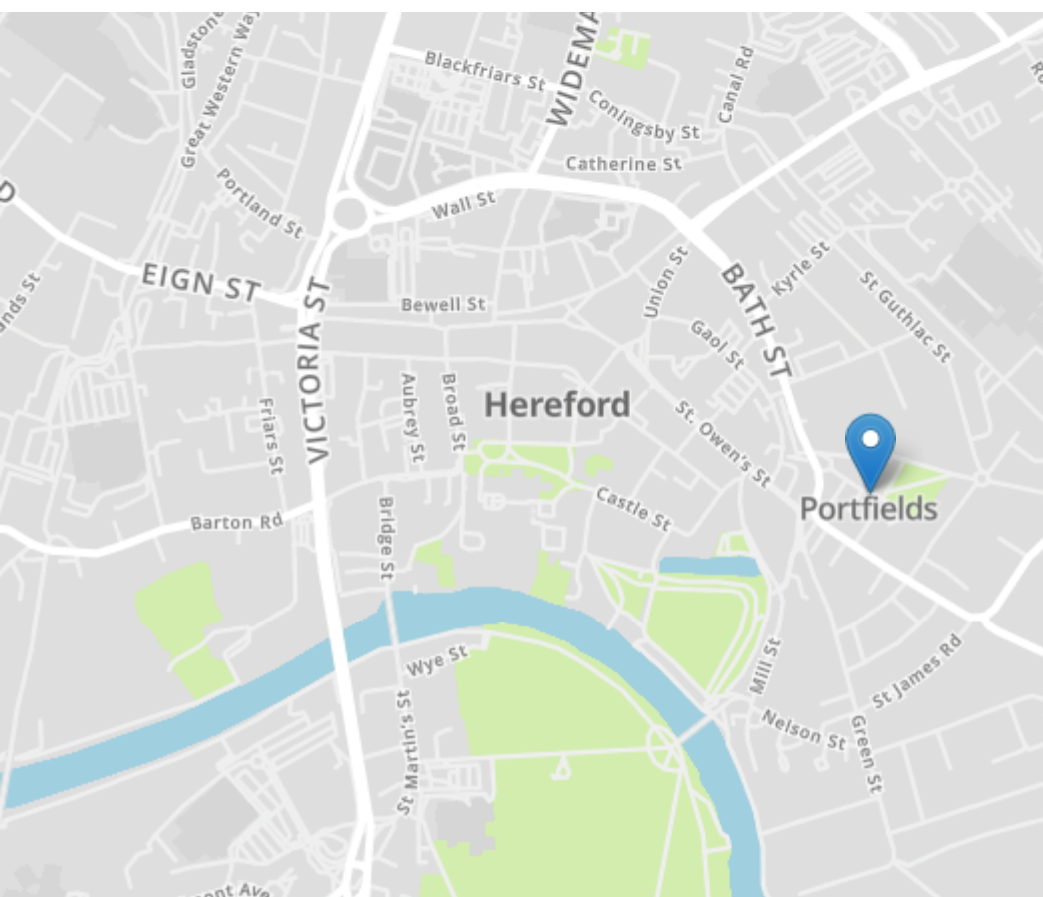
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	73	84
EU Directive 2002/91/EC		

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.



## DIRECTIONS

Proceed along Bath Street. Just before the main junction with St. Owens Street turn left into Daws Road. Belle Vue Terrace will be found on the left hand side.







## OVERVIEW

A spacious and very well maintained, Victorian, traditional red brick, three storey mid terraced, town house within easy walking distance of the City centre and all its amenities. Comprising; gas central heating, double glazing, lounge, kitchen/dining room, 3 bedrooms on two floors, first floor bathroom, courtyard garden and permit street parking.

Set in a convenient City location, to the east of Hereford City centre, and within the locality there are a range of local amenities, but with Hereford being only minutes walking distance away offers a wide range of shopping, leisure and recreational facilities together with educational establishments and bus, hospital and railway stations.a three storey, three bedroom mid terraced town house built of traditional red brick.

The property offers an ideal investment opportunity.

In more detail the property comprises:  
Front composite door leads to:

## GROUND FLOOR

### Lounge

3.85m x 3.5m (12' 8" x 11' 6")  
Having natural oak laminate flooring, spot lights, radiator, power points,TV point, telephone point, recently fitted log burning stove with flue to the front, and window to front elevation.  
Oak door to:

### Kitchen/Dining Room

3.5m x 2.9m (11' 6" x 9' 6")  
With continued oak flooring, radiator, spot lights, a range of oak, soft close, drawers, base and wall units, kitchen island with overhang for 2 bar stools, Belfast sink with routed draining area in the oak working surface, electric Bosch oven, Bosch 4 ring gas hob with extractor over, integrated Bosch washing machine,Bosch integrated fridge/freezer, double glazed window to rear elevation, consumer unit, central heating boiler in cupboard, power points, and double glazed stable door to rear.

Exposed, contemporary glass panelled banister, fitted carpeted stairs leads from the lounge to:

## FIRST FLOOR

### Landing

With spot lights and power points.  
Oak door to:

### Bathroom

A beautiful modern bathroom comprising; fully tiled floor and walls, spot lights, large roll top bath with chrome mixer tap and chrome shower attachment, low flush W.C. double shower cubicle with feature shelving, swivel glass screen, tropical and a separate attachment, spot lights, extractor fan, wash hand basin with mixer tap, wall mounted mirror, shaver point, double glazed obscured glass window to front elevation and a chrome towel radiator.

### Bedroom 1

2.9m x 3.5m (9' 6" x 11' 6")  
Having natural oak effect laminate flooring, spot lights, double glazed window to the rear elevation, radiator, power points, TV point, and a Panasonic air conditioning unit.

Exposed, contemporary glass panelled banister, fitted carpeted stairs leads from the first floor landing to:

## SECOND FLOOR

### Split Level Landing

With two steps either way, and spot lights.

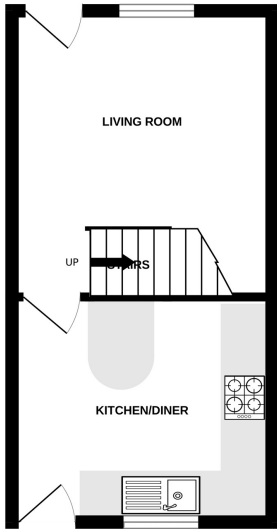
### Bedroom 2

3.5m x 3.0m (11' 6" x 9' 10")  
Having double glazed window to the front elevation, radiator, Velux sky light, oak laminate flooring, built-in wardrobe with oak door, hanging rail and storage shelving, and over stair bunk head storage,

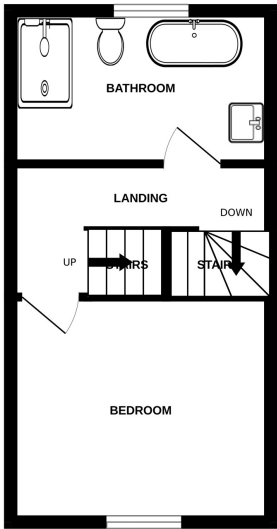
### Bedroom 3

2.9m x 3.5m (9' 6" x 11' 6")  
With oak effect laminate flooring, double glazed window to the front elevation, ceiling light point, power points, over stair bulk head storage, and a second wardrobe space with hanging rail, storage shelving and oak doors.

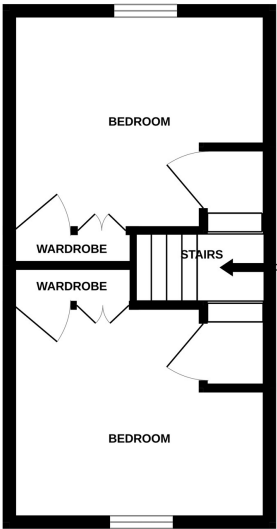
GROUND FLOOR  
258 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR  
258 sq.ft. (23.9 sq.m.) approx.



2ND FLOOR  
258 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.  
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## OUTSIDE

The property is approached from the public pavement on the main street, via a composite front door. At the rear there is an east facing, small courtyard area which is laid with patio slabs, and also houses the air conditioning unit, with the garden boundary being brick wall surround and fencing.

## AGENTS NOTE

Permit parking for street parking.



## 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...

- ☒ Lounge 3.85m x 3.5m (12' 8" x 11' 6")
- Kitchen/Dining Room 3.5m x 2.9m (11' 6" x 9' 6")
- Bedroom 1. 2.9m x 3.5m (9' 6" x 11' 6")
- Bedroom 2. 3.5m x 3.0m (11' 6" x 9' 10")
- Bedroom 3. 2.9m x 3.5m (9' 6" x 11' 6")

## And there's more...

- ☒ Spacious accommodation
- ☒ Popular residential location
- ☒ Close to local amenities