

FOR  
SALE



208 Belmont Road, Hereford HR2 7HA

£205,000 - Freehold

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## PROPERTY SUMMARY

A 3-bedroom semi-detached property situated in a popular residential location with driveway parking, garage and requiring modernisation throughout.

## POINTS OF INTEREST

- *3 bedroom semi detached house*
- *Garage & driveway parking*
- *Popular residential area*
- *Requires modernisation*



## ROOM DESCRIPTIONS

### **Front door leads into the Entrance Hall**

Fitted carpet, radiator, window to the side aspect, cupboard housing the fuseboard and meters, carpeted staircase leading to the first floor and doors leading into the

### **Kitchen**

Matching wall and base units, worksurfaces, stainless steel sink and drainer, space for free-standing cooker and free-standing fridge/freezer, under-counter space for washing machine, gas central heating boiler, understairs storage cupboard/pantry, radiator, vinyl flooring, door and window leading to the rear porch and opening into the

### **Dining Room**

Wooden flooring, radiator, sliding doors into the rear garden.

### **Living Room**

Fitted carpet, radiator, bay window to the front.

### **Rear Porch**

Fitted carpet, windows and door to the rear.

### **First floor landing**

Fitted carpet, window to the side aspect, radiator, airing cupboard with hot water cylinder.

### **Separate WC**

Low flush cistern, opaque window and tiled floor.

### **Bathroom**

Suite comprising panelled bath with electric shower over, pedestal wash hand-basin, opaque window, tiled floor, heated towel rail.

### **Bedroom 1**

Fitted carpet, radiator, window to the front and built-in wardrobes with sliding doors.

### **Bedroom 2**

Fitted carpet, radiator, window to the rear aspect and built-in cupboard.

### **Bedroom 3**

Fitted carpet, radiator, window to the front aspect.

### **Outside**

To the front of the property iron gates provide access to the concrete driveway with parking for several vehicles leading to the rear and GARAGE with up-and-over door, light and power. The remainder of the front garden is laid to lawn, enclosed by brick-walling and fencing. To the rear, there is a paved patio area leading to the remainder of the garden which is mainly laid to lawn and enclosed by hedging and fencing together with a greenhouse.

### **Services**

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

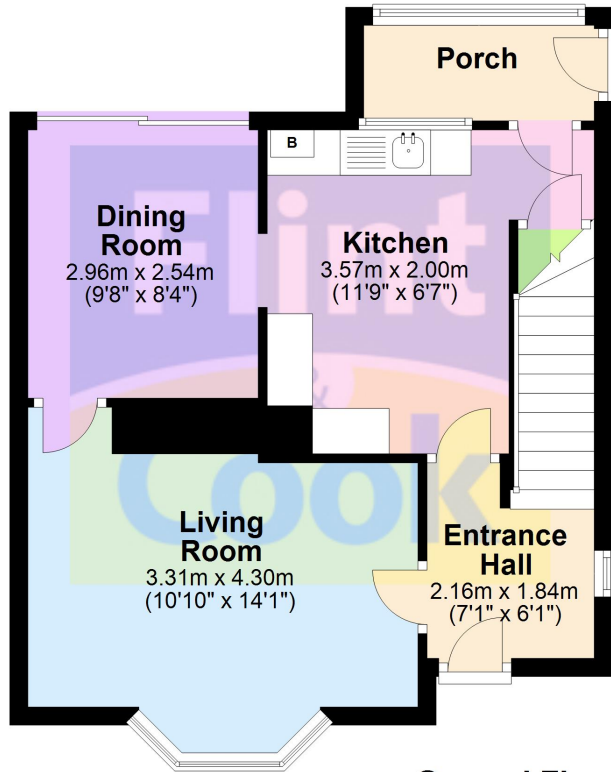
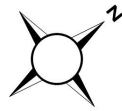
### **Outgoings**

Council tax band B - payable 2023/24 £1713.95

Water and drainage - rates are payable/metered supply.

### **Money laundering regulations**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



**Ground Floor**  
Approx. 41.5 sq. metres (446.5 sq. feet)

**First Floor**  
Approx. 40.7 sq. metres (438.6 sq. feet)



**Total area: approx. 82.2 sq. metres (885.1 sq. feet)**

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>82</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>60</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		