



48 Belmont Avenue  
Hereford HR2 7JF

**£159,950**

**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

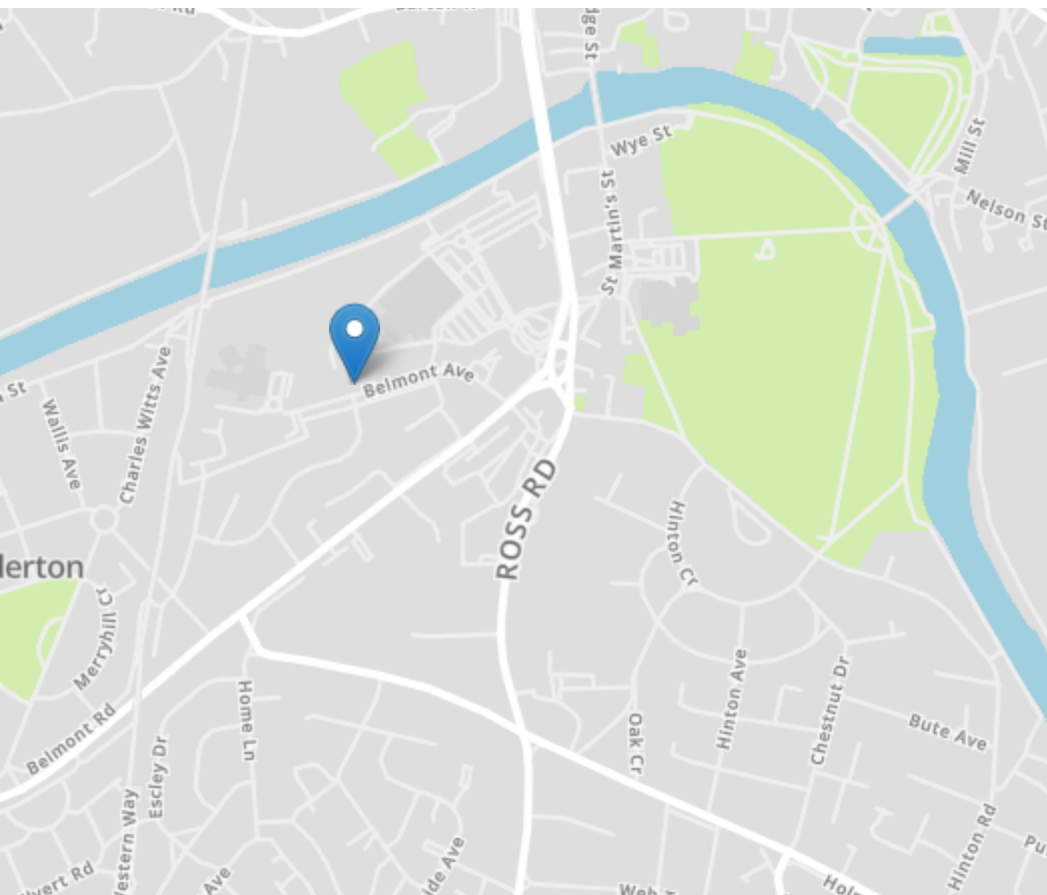
**Offers**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.  
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in 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



**DIRECTIONS**

From Hereford City proceed south onto A49 and using the two right hand lanes head towards Belmont road A465, turn right onto Belmont Ave and the property is found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words'///beats.pays.lasts



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	84
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	55
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
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.



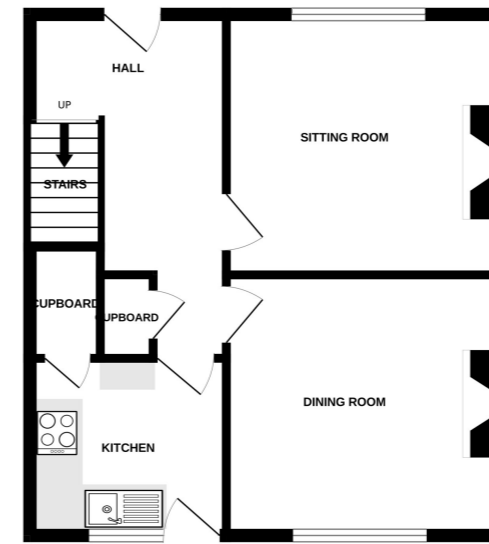
• In need of modernisation • 3 bed semi with large garden • Potential subject to necessary planning/building regulations for further development • Gas central heating • Double glazing

Hereford 01432 343477

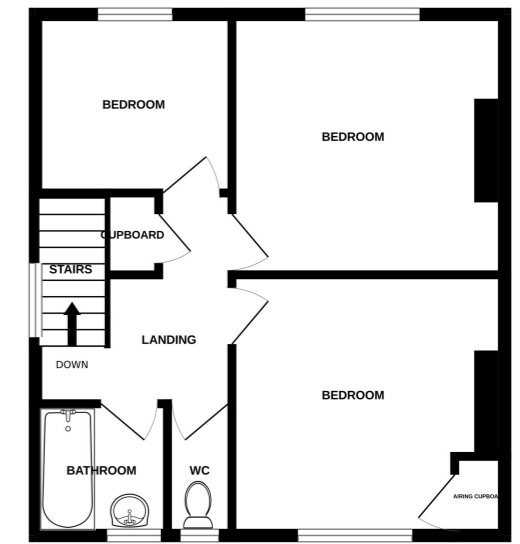
Ledbury 01531 631177



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.  
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## OVERVIEW

Located in the popular Belmont Avenue area this 3 bedroom semi detached property which has double glazing and gas central heating, is built of brick and concrete construction under a flat roof, does require some general modernisation, but offers the ideal opportunity for an individual to acquire a substantial property in this popular residential locality. There is also potential for further development/extension subject to any appropriate planning permission/building regulation requirements, as the property enjoys a very large garden as highlighted on the attached plan. This property has no onward chain.

Situated within walking distance from Hereford City this property is situated near to many local amenities nearby including supermarkets, schools, church, public house, leisure facilities, walks along the River Wye and a regular bus service to the City.

In more detail the property comprises:

### Recessed Entrance Porch

Glazed front door leads to:

### Entrance Hall

With double panelled radiator, and large understairs storage cupboard with fitted shelving. Door to:

### Living Room

3.34m x 3.38m (10' 11" x 11' 1")

With wall mounted fitted gas fire, large panelled radiator, power points, and window with outlook to front.

### Dining Room

3.37m x 3.60m (11' 1" x 11' 10")

With fitted gas fire, large radiator and window with outlook to the rear.

### Kitchen

2.68m x 2.60m (8' 10" x 8' 6")

Having single drainer sink unit with storage beneath, working surfaces with space and plumbing below, space for cooker, fitted dresser type unit with shelving and cupboards below, large understairs pantry with fitted shelving, quarry tiled floor, part tiled walls, and door giving direct access to the rear garden.

Stairs from reception hall lead to:

## FIRST FLOOR

### Landing

With large linen cupboard with hanging rail and shelf over. Door to:

### Bedroom 1

3.67m x 3.53m (12' 0" x 11' 7")

With radiator, power points, and double glazed

window with outlook to front.

### Bedroom 2

3.53m x 3.66m (11' 7" x 12' 0")

With radiator, power points, airing cupboard with copper cylinder and linen storage shelving over, and Worcester central heating boiler which is situated outside the airing cupboard serving domestic hot water and central heating.

### Bedroom 3

2.40m x 2.65m (7' 10" x 8' 8")

With radiator, power points, and double glazed window with outlook to the front.

### Bathroom

With coloured suite comprising panelled bath, pedestal wash hand basin, part tiled walls, and radiator.

### Separate Cloakroom

With low flush WC, and half tiled walls.

## OUTSIDE

The property is approached from Belmont Avenue, directly via wrought iron double gates which lead to a paved driveway, and the front garden is laid to lawn with a path which leads up to the front door. Access via timber gate leads down the side of the property where there is a timber garage, further timber garden store behind and personal access to a brick store ideal for

storage of garden tools. The gardens to the rear of the property are of a very good size, which are laid to lawn and having an amount of maturing trees and conifers which now do require some landscaping. Please Note: Ordinance Survey plan showing the garden extent.

### Timber Garage

In need of repair.

### Agents Note

This is a non traditional form of construction of brick and concrete under a flat roof, and those requiring finance to purchase are advised to check with their provider that finance is available prior to viewing.



## At a glance...

- Living Room 3.34m x 3.38m (10' 11" x 11' 1")
- Dining Room 3.37m x 3.60m (11' 1" x 11' 10")
- Kitchen 2.68m x 2.60m (8' 10" x 8' 6")
- Bedroom 1. 3.67m x 3.53m (12' 0" x 11' 7")
- Bedroom 2. 3.53m x 3.66m (11' 7" x 12' 0")
- Bedroom 3 2.40m x 2.65m (7' 10" x 8' 8")

## And there's more...

- Close to local amenities
- Close to City
- Popular residential area

## 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.