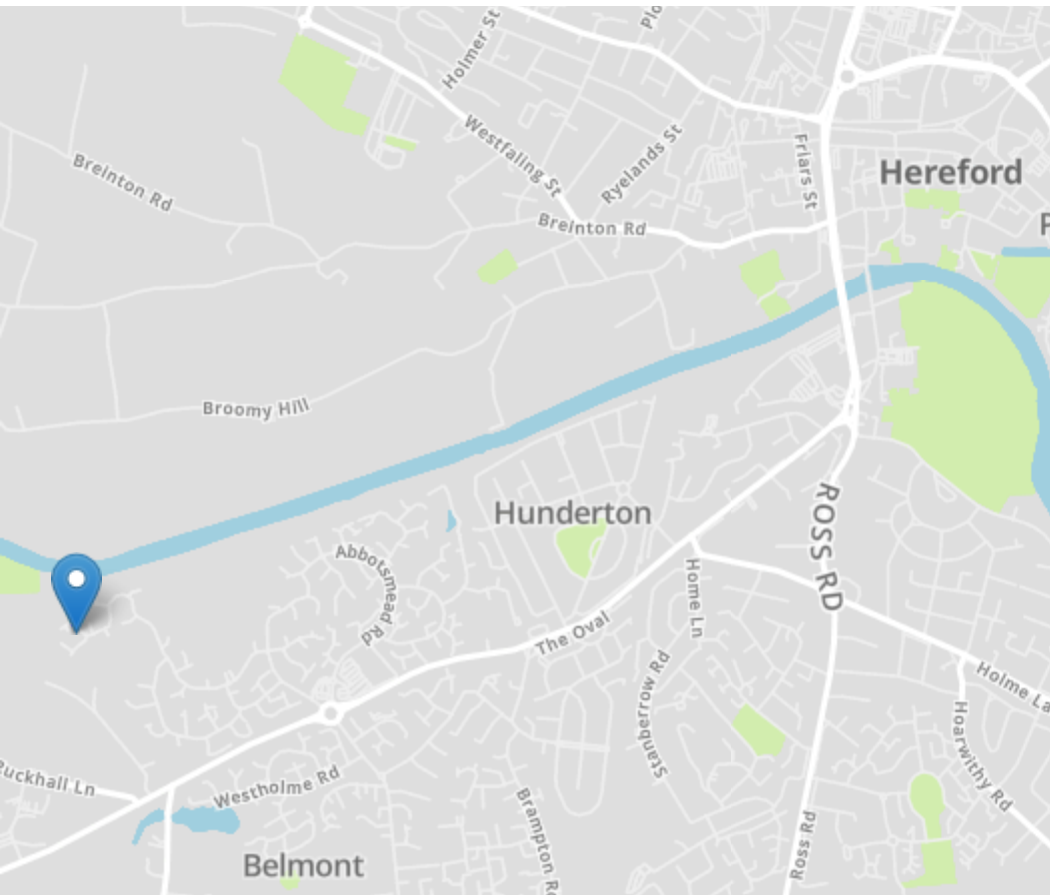




DIRECTIONS

From Hereford City proceed south onto A49 and using the two right hand lanes onto Belmont Road, at the roundabout take the 3rd exit onto Northolme Road, at the roundabout take the 1st exit onto Dorchester Way, the property can be found on the right hand side as indicated by the Agents For Sale board. For those whose use "What3words"///copying.celebrate.bliss



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

council tax band 'E'

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+)	72	77
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		
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.

109 Dorchester Way
Belmont Hereford HR2 7ZW

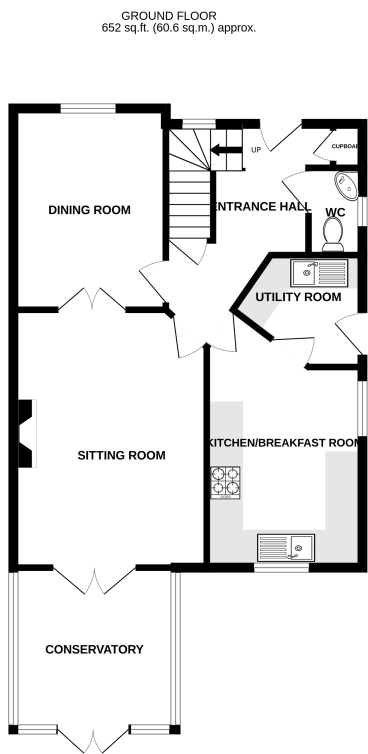
£350,000



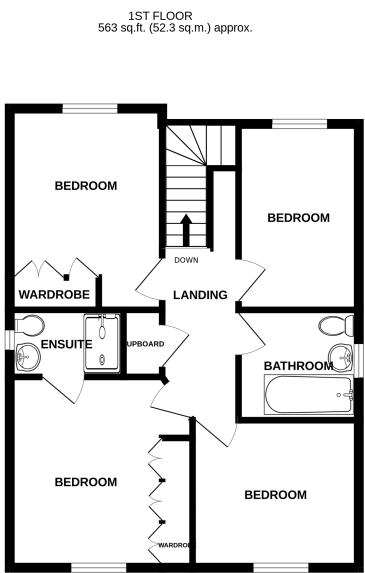
• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • No onward chain

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.
TOTAL FLOOR AREA: 1215 sq.ft. (112.9 sq.m.) approx.
Made with floorplan creator



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.

A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

Situated in a popular residential area southwest of Hereford City centre, Belmont offers an array of local amenities to include, Doctors surgery, pharmacy, supermarket and petrol station, and for those who like country walks Haywood country park with its lakes and for those who enjoy walking or cycling there is a route to the city on the old railway line.

In more detail the property comprises:
Double glazed door at the front elevation leads to:

Entrance Hall

With 2 storage cupboards, one being under stairs with a full size door, hanging rail, storage shelf and carpet flooring, second storage cupboard with carpet flooring, shelving and electrical consumer unit, carpet flooring to the main hall, ceiling light point, radiator, telephone point, and thermostat control for the central heating.
Door to:

Downstairs Cloakroom

With tiled floor, double glazed obscured glass, window to the side elevation, wash hand basin with hot and cold tap over and splashback tiling, low level WC, radiator, wall mounted vanity unit with sliding mirror door, and ceiling light point.

Kitchen/Breakfast Room

4.82m x 2.845m (15' 10" x 9' 4")
With tiled floor, ceiling light point, double glazed window to the rear and side elevations.
Kitchen Area:
With roll top working surfaces over fitted base units, fitted wall units with feature lighting, integrated fridge, integrated full size hotpoint dishwasher, Whirlpool 4 ring gas burner, Whirlpool cooker hood over, Whirlpool chest height electric double oven, and 1.5 bowl stainless steel sink, drainer and chrome mixer tap over.

Utility Room

2.35m x 2.0m (7' 9" x 6' 7")
With continued tiled flooring, radiator, ceiling light point, ceiling extractor point, fitted base units with roll top working surfaces over, stainless steel sink with hot and cold tap over, space and plumbing for washing machine, recently installed Baxi central heating combi boiler with digital display and was fitted 4th December 2024, and double glazed door to the side elevation leading out to the passageway and driveway.

Lounge

3.52m x 5.19m (11' 7" x 17' 0")
With carpet flooring, 2 ceiling light points, 2 wall light points, radiator, ample power points, telephone point, TV point, radiator, and fireplace with fire surround and a gas coal effect fire within the chimney breast.
Double glazed french doors with double glazed window panels to one side leads to:

Conservatory

2.94m x 3.0m (9' 8" x 9' 10")
Being part brick, part uPVC with double glazed panoramic windows, corrugated sheeting roof construction, power points and double glazed french doors leading onto the rear garden and patio.
Internal double glazed french door from the lounge leads to:

Dining Room

2.8m x 3.675m (9' 2" x 12' 1")
With continued carpet flooring, ceiling light point, telephone point, radiator, ample power points, and double glazed window to the front elevation.
From the reception hall, carpeted stairs leads to:

FIRST FLOOR

Landing

With carpet flooring, ceiling light point, loft access, and airing cupboard with radiator and storage shelf.

Bedroom 1

3.65m x 3.35m (12' 0" x 11' 0")
With carpet flooring, ceiling light point, power points, telephone point, TV point, radiator, fitted wardrobes with hanging rail and storage shelf, and double glazed window to the rear elevation.
Door to:

En-Suite

With tiled floor, ceiling light point, shaver point, wall extractor ;point, wash hand basin with splash tiling over, low level WC, step up into a fully tiled shower cubicle with glass sliding door, mains chrome shower unit, radiator, wall mounted sliding mirrored door vanity unit, and obscured glass double glazed window to the side elevation.

Bedroom 2

3.725m x 2.85m (12' 3" x 9' 4")
With carpet flooring, ceiling light point, double glazed window to the front elevation, radiator, power points, and triple fitted wardrobes with hanging rail, storage shelving and carpet flooring.

Bedroom 3

3.114m x 3.130m (10' 3" x 10' 3")
With carpet flooring, ceiling light point, radiator, and double glazed window to the rear elevation.

Bedroom 4

2.17m x 3.375m (7' 1" x 11' 1")
With carpet flooring, ceiling light point, double glazed window to the front elevation, TV and telephone points, and radiator.

Bathroom

With tiled floor, ceiling light point, ceiling extractor point, radiator, low level WC, wash hand basin with hot and cold tap over, fully tiled surround the bath with chrome mixer tap over and shower attachment, tiling over and underneath the

double glazed obscured glass window to the side elevation, and wall mounted vanity space with mirrored doors.

OUTSIDE

The property is approached over a pedestrian path with a dropped curb which in turn leads onto a tarmacadamed driveway where the driveway leads to the single garage and from here a side access where there is hedging, small lawned area, another seating area and in all is low maintenance. Hedging and shrubbery to the front of the property, and low maintenance lawned area and from here there are steps leading up to the front door. The south facing rear garden is very low maintenance, gravel and stone seating area, large patio seating area, trees, flower beds and shrubbery dispersed with fencing dividing the boundary. Timber storage shed with a single door.

Single Garage

With up and over door, concrete floor, double glazed personal door to the side elevation, power, lighting, and a pitched roof with boarding for storage.



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/Breakfast Room 4.82m x 2.845m (15' 10" x 9' 4")
- ✔ Utility Room 2.35m x 2.0m (7' 9" x 6' 7")
- ✔ Lounge 3.52m x 5.19m (11' 7" x 17' 0")
- ✔ Conservatory 2.94m x 3.0m (9' 8" x 9' 10")
- ✔ Dining Room 2.8m x 3.675m (9' 2" x 12' 1")
- ✔ Bedroom 1. 3.65m x 3.35m (12' 0" x 11' 0")
- ✔ Bedroom 2. 3.725m x 2.85m (12' 3" x 9' 4")
- Bedroom 3. 3.114m x 3.130m (10' 3" x 10' 3")
- ✔ Bedroom 4. 2.17m x 3.375m (7' 1" x 11' 1")

And there's more...

- ✔ Close to local amenities
- ✔ Close to countryside walks