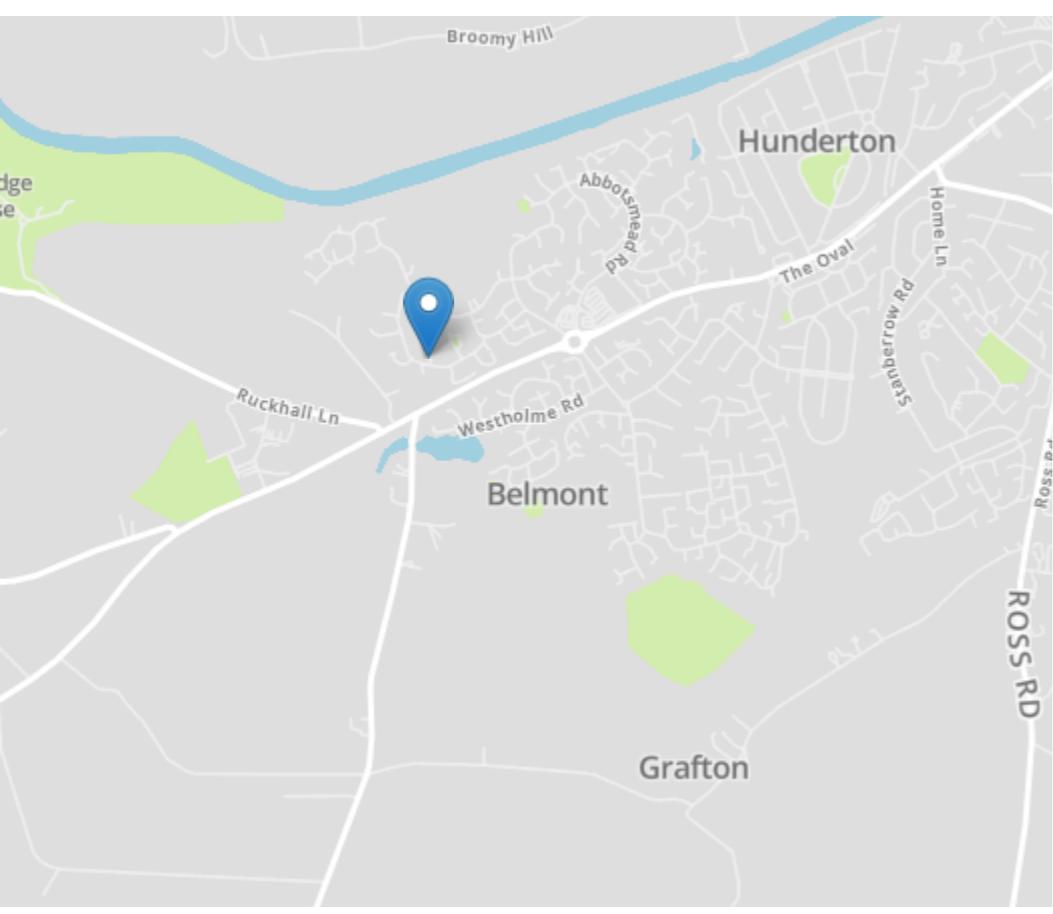




## DIRECTIONS

From Hereford City, proceed onto A49 South, using the right two lanes to turn towards B465 Belmont road, after approximately 1.1 miles at the roundabout take the 3rd exit onto Northolme Road, and after approximately 0.1 mile turn left onto Stanbrook Road, turn left onto Oulton Avenue and the property can be found on the right hand side as indicated by The Agents For Sale Board. For those who use 'What3words' //spoon.shop.smooth



## GENERAL INFORMATION

### Tenure

Freehold

### Services

All mains services are connected to the property.

### Outgoings

Council tax band 'D'

### 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](http://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	66	
(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 or 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.

30 Oulton Avenue  
Belmont Hereford HR2 7YX

**£279,950**



- Improved and extended 3 bedroom detached property
- Two conservatories
- Downstairs cloakroom
- No onward chain
- Gas central heating & double glazing

**Hereford 01432 343477**

**Ledbury 01531 631177**



## OVERVIEW

This much improved and extended three bedroom detached property offers ideal accommodation for dual family if so required, having a garage conversion providing a studio with kitchen off and garden room/lounge. Again, for single family use, this can be further developed as additional space ideal for children. The property enjoys full double glazing, gas central heating and to the first floor there are three good sized bedrooms, and with two of the bedrooms having built-in furniture, removable if required. This property is being sold with no onward chain. Pleasantly located in the popular Belmont area, approximately 1 mile south of Hereford City, close to a host of amenities including Tesco's supermarket and fuel station, Doctors surgery, parkland nearby for walks, and a regular bus service into the City.

In more detail the property comprises:

## GROUND FLOOR

### Recessed Entrance Porch

Double glazed front door leads to:

### Reception Hall

Having wood effect flooring and radiator. Door to:

### Cloakroom

With suite comprising low flush WC, bracket wash hand basin and radiator.

### Lounge

4.24m x 3.73m (13' 11" x 12' 3") Having feature fireplace with fitted coal effect gas fire, coving, power points, access to large under stairs storage and double glazed window with outlook to front.

### Kitchen/Dining Room

4.78m x 2.75m (15' 8" x 9' 0") Overall measurement. Kitchen Area:

Fitted with a traditional range of medium oak units, comprising; 1.5 bowl sink with drawers and cupboards below, dishwasher to one side, a range of laminated working surfaces with drawers and cupboards, tiled surround to working surfaces, 4 ring gas hob with oven beneath, space for fridge/freezer, and full range of eye level wall cupboards.

Dining Area:

Having double panelled radiator, coving, and wood effect flooring throughout. Sliding patio doors lead to:

### Conservatory Extension

2.68m x 4.0m (8' 10" x 13' 1")

Having been fully uPVC double glazed with block stone plinth, and having French style double doors opening onto the garden.

### Reception Room 3/Snug

2.81m x 2.46m (9' 3" x 8' 1")

This room is a conversion which would have originally been the garage and now forms a separate studio area or alternatively an ideal children's play room or study. Having radiator, power points, and bay window with outlook to the front.

### Utility Room

2.44m x 2.10m (8' 0" x 6' 11")

With an attractive range of modern units comprising; single drainer sink with cupboard below, adjacent space and plumbing for both washing machine and tumble dryer, further base unit, pantry style unit, range of eye level wall cupboards, wall mounted Worcester gas fired boiler serving domestic hot water and central heating, power points and access to roof space. Door leads to:

### Second Conservatory/Garden Room

3.0m x 2.48m (9' 10" x 8' 2")

Kitchen Area: With radiator, power points, and french style double doors leading onto patio and garden.

Stairs from the reception hall lead to:

## FIRST FLOOR

### Landing

With window, access to roof space, airing cupboard with lagged hot tank, fitted immersion heater and slatted shelving to one side.

### Master Bedroom

3.0m x 2.72m (9' 10" x 8' 11")

Fitted with a range of bedroom furniture comprising; fitted wardrobe units, removable if required, central bed vestibule and eye level storage above, coving, radiator, power points and double glazed window with outlook to the rear.

Archway leads to:

### En-Suite Shower Area

With fully tiled shower cubicle, vanity wash hand basin and shaver point over.

### Bedroom 2

3.19m x 2.71m (10' 6" x 8' 11")

Fitted with a range of pine bedroom furniture comprising; his and hers fitted wardrobe units, removable if required, one with mirrored front, hanging rail, central bed vestibule, and double glazed window with outlook to the front.

### Bedroom 3

3.53m x 2.0m (11' 7" x 6' 7")

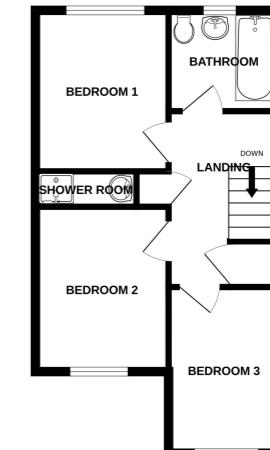
Having double glazed window with outlook to the front, radiator and power points.

### Wet Room

Being recently re-fitted with fully tiled walls and having AKW electric shower, Crome ladder style radiator/towel rail, low flush WC, wash hand basin and extractor fan.

## OUTSIDE

The property is approached from the front, where there is a hard gravel landscaped front garden and a large driveway providing parking. Access down the side of the property leads to the rear garden where there is a paved patio area and from here there is a lawned garden area interspersed with flower, shrubbery borders, ornamental shrubs, conifers and to one corner there is a useful garden store.



## At a glance...

- Lounge 4.24m x 3.73m (13' 11" x 12' 3")
- Kitchen/Dining Room 4.78m x 2.75m (15' 8" x 9' 0")
- Conservatory 2.68m x 4.0m (8' 10" x 13' 1")
- Snug/Reception Room 3.2.81m x 2.46m (9' 3" x 8' 1")
- Utility 2.44m x 2.10m (8' 0" x 6' 11")
- Second Conservatory/Garden Room 3.0m x 2.48m (9' 10" x 8' 2")
- Master Bedroom 3.0m x 2.72m (9' 10" x 8' 11")
- Bedroom 2. 3.19m x 2.71m (10' 6" x 8' 11")
- Bedroom 3. 3.53m x 2.0m (11' 7" x 6' 7")

## And there's more...

- Popular residential area close to local amenities
- Built-in bedroom furniture to two bedrooms
- Recently refurbished en-suite wet room to master bedroom
- Low maintenance front garden