

FOR  
SALE



9 Chancel View, Belmont, Hereford HR2 7XD

£264,500 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Situated in this popular residential location, a three bedroom semi detached home offering ideal first time buyer accommodation. The property benefits from ample driveway parking, a single garage and a good sized south/east facing rear garden. The property also benefits from gas central heating & double glazing. A viewing is highly recommended.

## POINTS OF INTEREST

- *Three bedroom semi detached house*
- *Popular residential location*
- *Driveway parking & garage*
- *Close to local amenities*
- *Must be viewed!*
- *Ideal first time buyer home*



## ROOM DESCRIPTIONS

### Ground floor

Canopy porch with composite entrance door into

### Entrance hall

With laminate flooring, radiator, wall mounted fuse box, ceiling light point, smoke alarm, fitted bench seat with shoe storage under and coat storage over, carpeted stairs leading up and door into

### Living room

A spacious lounge with radiator, double glazed window to the front aspect, ceiling light point, laminate flooring and door into

### Kitchen/dining room

A modern fitted kitchen with matching wall and base units, ample work surface space over, sink and drainer unit with wooden upstand and tiled splash back, integrated appliances to include fridge/freezer, washing machine, space for a range style cooker, cupboard housing the gas central heating boiler, double glazed window and french doors to the rear garden, recess spotlights, contemporary panelling, ample space for a dining table, laminate flooring and useful under stair storage cupboard.

### First floor landing

With fitted carpet, loft hatch, ceiling light point, smoke alarm, useful airing cupboard and doors to

### Bedroom 1

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect and built in wardrobes with mirrored sliding doors.

### Bedroom 2

With fitted carpet, radiator, ceiling light point, double glazed window to the rear aspect and built in wardrobes with sliding doors.

### Bedroom 3

With fitted carpet, radiator, ceiling light point and double glazed window to the front aspect.

### Bathroom

Three piece white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush w/c, chrome heated towel rail, fully tiled surround, laminate flooring and double glazed window.

### Outside

To the rear a good sized south/east facing garden with paved patio area and wooden pergola over with steps leading to an area of lawn with further raised decked area to the rear. To the side, there is access to a wooden lean to perfect for storage with access door to the front.

The garden is enclosed by fencing and has a useful outside tap. To the front a large block paved driveway providing off road parking. There is also a single garage with up and over door to the front, personal door to the side with light and power.

### Directions

Proceed south out of Hereford along Belmont Road, at the roundabout take the fourth exit onto Abbotsmead Road and at the mini roundabout take the second exit, then take the right hand turn and immediate left turn onto Chancel view, the property is situated down in the far right hand corner of the cul-de-sac.

### Services

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

### Outgoings-

Council tax band B - £2140.95 for 2025/2026

Water and drainage rates are payable.

### Viewings-

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

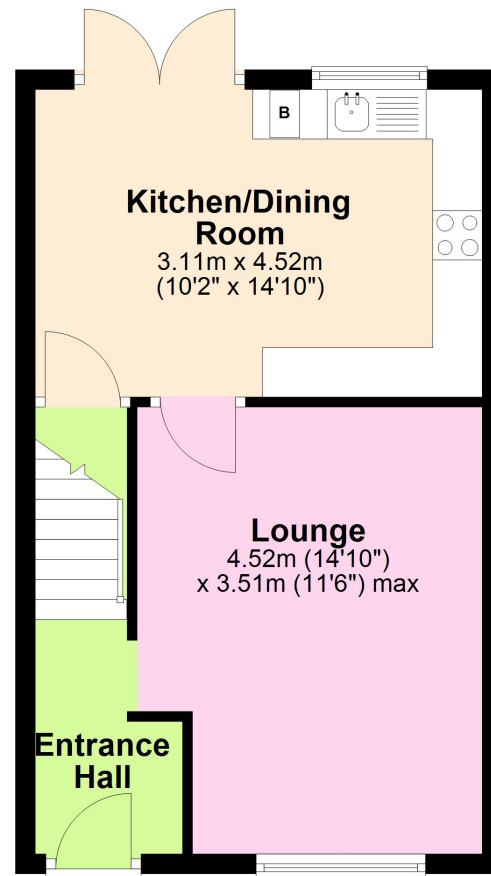
### Money Laundering Regulations-

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



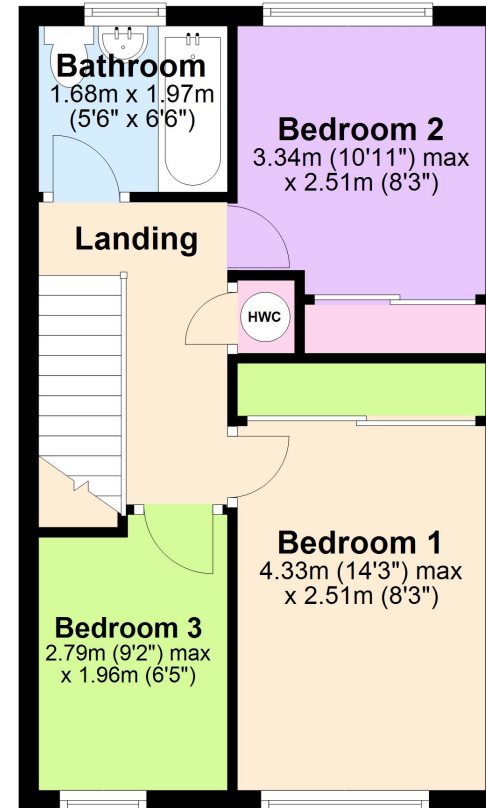
## Ground Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



## First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 69.9 sq. metres (752.7 sq. feet)

**9 Chancel View, Belmont, Hereford**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	73	79
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</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		